

APPRAISAL REPORT
of
SAN FRANCISCO
REDEVELOPMENT AREA A-2
WESTERN ADDITION

VOLUME 8

PREPARED BY:

MAURY HOLMES





BUCHANAN

781
110

782
110

781
110

783
110

HAMILTON

WILLIAM

FOURTH

TURN

110

783
110

OCTAVIA

784
110

784
110

BLOCK 762

BLOCK 762

	NAME	LAND	IMPS	TOTAL
-1	Ede J. Wilson	\$ 87,500	\$ 12,500	\$ 100,000 ✓
-3	Reynold S. Martinez	42,000	300	42,300 ✓
-4	Marie Martinez	50,000	7,500	57,500 ✓
-6	Haigs Auto Rec. Co.	41,500	8,500	50,000
-7,-8	Rose Thomasian	71,500	18,500	90,000 ✓
-9	Automotive Plating Co.	15,500	- 500	15,000 ✓
-9A	Rudolph B. Pena	10,500	10,500	21,000 ✓
-10	Geo. B. Gillson	68,500	11,500	80,000 ✓
-11	No. Cos. Title Co.	30,000	20,000	50,000 ✓
-12	Anna N. Terzian	14,000	4,000	18,000 ✓
-13	Frisco Del Rosario	14,000	5,000	19,000 ✓
-14	Herbert Yee	11,500	6,000	17,500 ✓
-15	Phillip E. Rourke	28,500	4,500	33,000 ✓
-16,-17	Elsa M. Thompson	87,000	68,000	155,000 ✓
-19	Eric R. Klawonn	27,500	72,500	100,000 ✓
-20	Katherine O'Dea	55,000	7,500	62,500 ✓
-22,-23	Wm. P. Roberts	27,500	10,000	37,500 ✓
-21	No. Cos Title Co.	<u>55,000</u>	<u>5,000</u>	<u>60,000</u> ✓
		\$737,000	\$271,800	\$1,008,300
			<u>- 500</u>	
			\$271,300	



APPRAISAL

57-1
~~50-1~~

OWNER: Ede J. Wilson PARCEL NO. 762-1
 PROPERTY ADDRESS: 719 Turk & 699 Van Ness DATE ACQ: 7-3-52
 OWNER'S ADDRESS: 860 University Ave., Palo Alto IRS:
 ZONING: CM PRESENT USE: Sales Office CONSID: N.S.
 BEST USE: Same

ASSESSED VALUE: Land \$ 21,950
 Impe. 4,200
 \$ 26,150 TAXES: \$ 2,173.06

LAND: DIMENSION 60 x 109.75 = 6,585 s.f.

IMPROVEMENTS: Condition Good Effective Age 40±

1 story brick structure with used car sales office & brake service in the rear.

SUMMATION APPROACH:

Rounded to

Land	6,585 s.f. @	\$13.29±	\$ 87,500	
Improvements	6,585 s.f. @	2.00	13,170	
			100,670	100,700

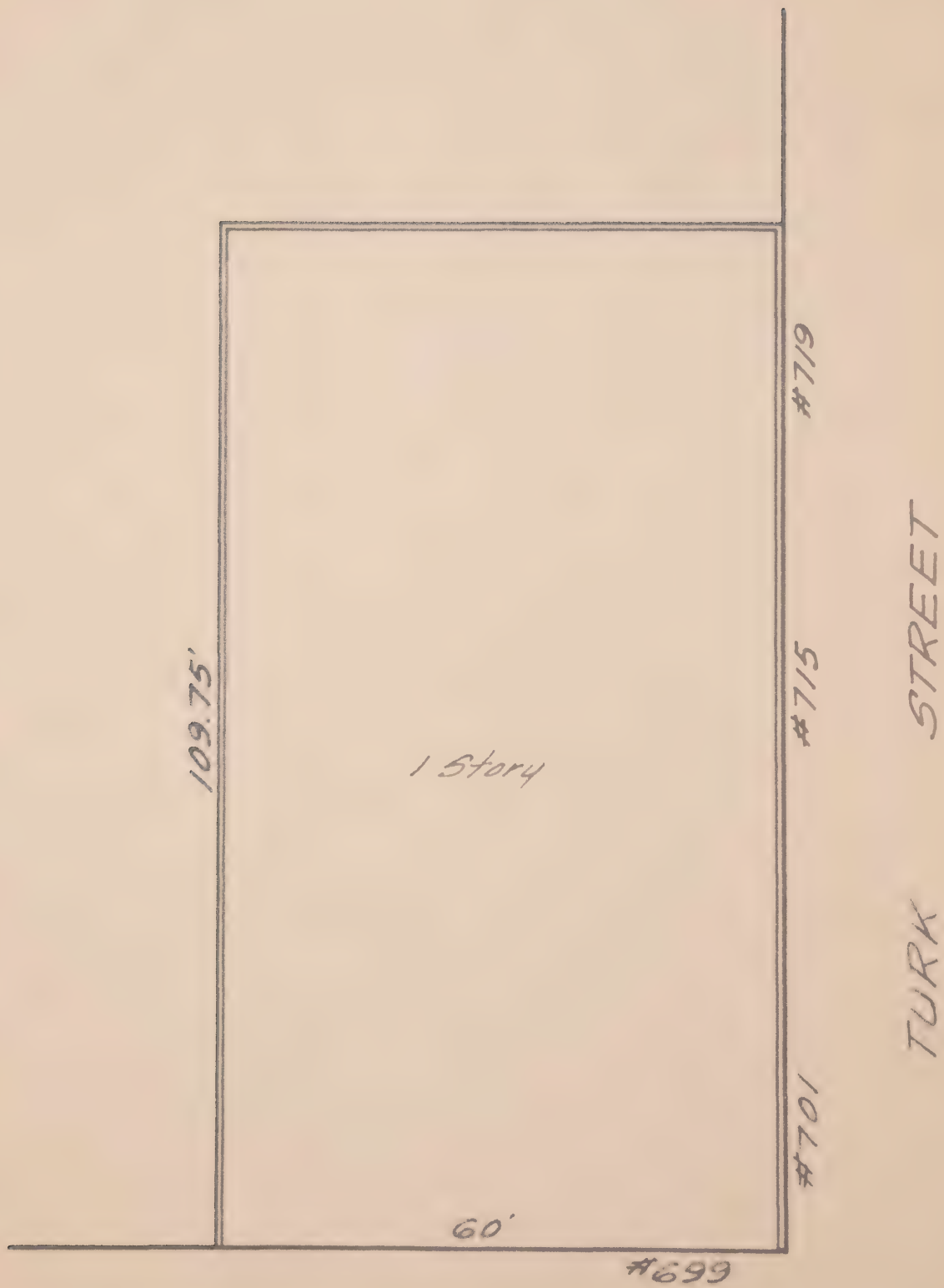
MARKET COMPARISON:

Sales Most Comparable	690-4 & 6, 738-3, 714-6		
6,585	s.f. @ \$ 15.30	\$ 100,751	100,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Sales office	675 (L)		775	
Brake shop	165 (L)		165	
			940 x 110 =	
			103,400	103,400

LAND	\$	87,500
IMPROVEMENTS		12,500
MARKET VALUE OF PROPERTY	\$	100,000



VAN NESS AVENUE



57-19
~~50-19~~

APPRAISAL

OWNER: Reynold J. Martinez et ux
PROPERTY ADDRESS: Cor. Van Ness & Elm (Vacant)
OWNER'S ADDRESS: 1304 27th Ave.
ZONING: CM
PRESENT USE: Used Car Lot
PARCEL NO. 762-3
DATE ACQ: 3-22-46
IRS: 26.40
CONSID: B.S.
BEST USE: Dom.

ASSESSED VALUE: Land \$ 10,650
Impe. 250
\$ 10,900
TAXES: \$ 905.80

LAND: DIMENSION 28.14 x 109.75 = 3,088 s.f.

IMPROVEMENTS: Condition Effective Age

Vacant lot with black top & signs.

SUMMATION APPROACH:

Rounded to

Land	3,088 s.f. @ \$13.60 ⁺	\$ 42,000	
Improvements		300	
		<u>42,300</u>	42,300

MARKET COMPARISON:

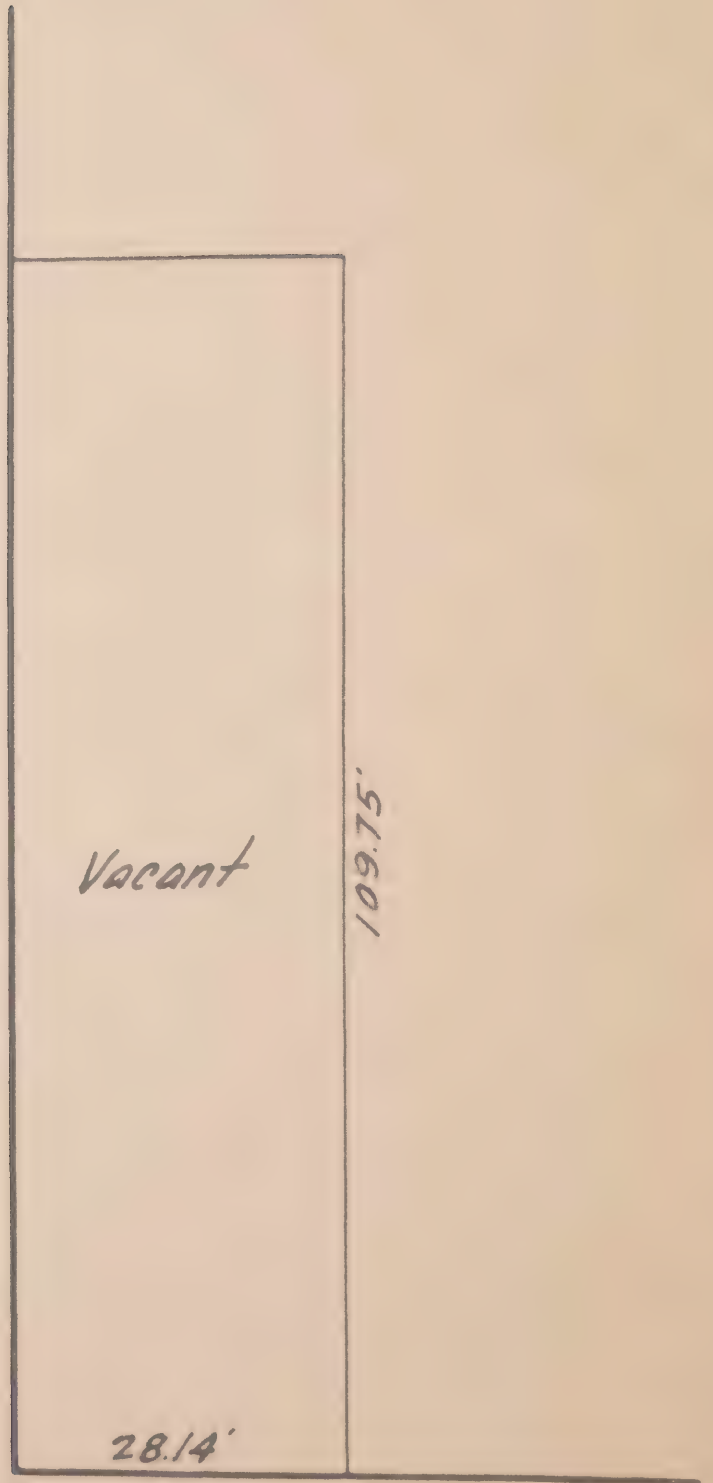
Sales Most Comparable	(690- 4 & 6)	(738-3)	(714-6)	
	3,088 s.f. @ \$ 13.70		\$ 42,306	42,300

INCOME APPROACH: Not applicable

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
\$		\$	\$

LAND		
IMPROVEMENTS	\$	42,000
		<u>300</u>
MARKET VALUE OF PROPERTY	\$	42,300

ELM STREET



VAN NESS AVENUE



APPRAISAL

57-18
5018

OWNER: Marie Martinez et al
PROPERTY ADDRESS: 621 Van Ness

PARCEL NO. 762-4
DATE ACQ:

OWNER'S ADDRESS: 1304 27th Ave.

IRS:

ZONING: OM

PRESENT USE: Muffler Shop

CONSID:

N.S.

BEST USE:

Com.

ASSESSED VALUE: Land \$ 12,990
Imp. 2,250
\$ 15,240

TAXES: \$ 1,266.44

LAND: DIMENSION 35 x 109.75 = 3,841 s.f.

IMPROVEMENTS: Condition fair Effective Age 50±

1 story stucco & metal structure used as muffler & brake shop.
Equipment is deemed personal property.

SUMMATION APPROACH:

Rounded to

Land	3,841 s.f. @ \$13.02	\$ 50,000	
Improvements	3,841 s.f. @ 2.00	7,682	
		<u>57,682</u>	57,700

MARKET COMPARISON:

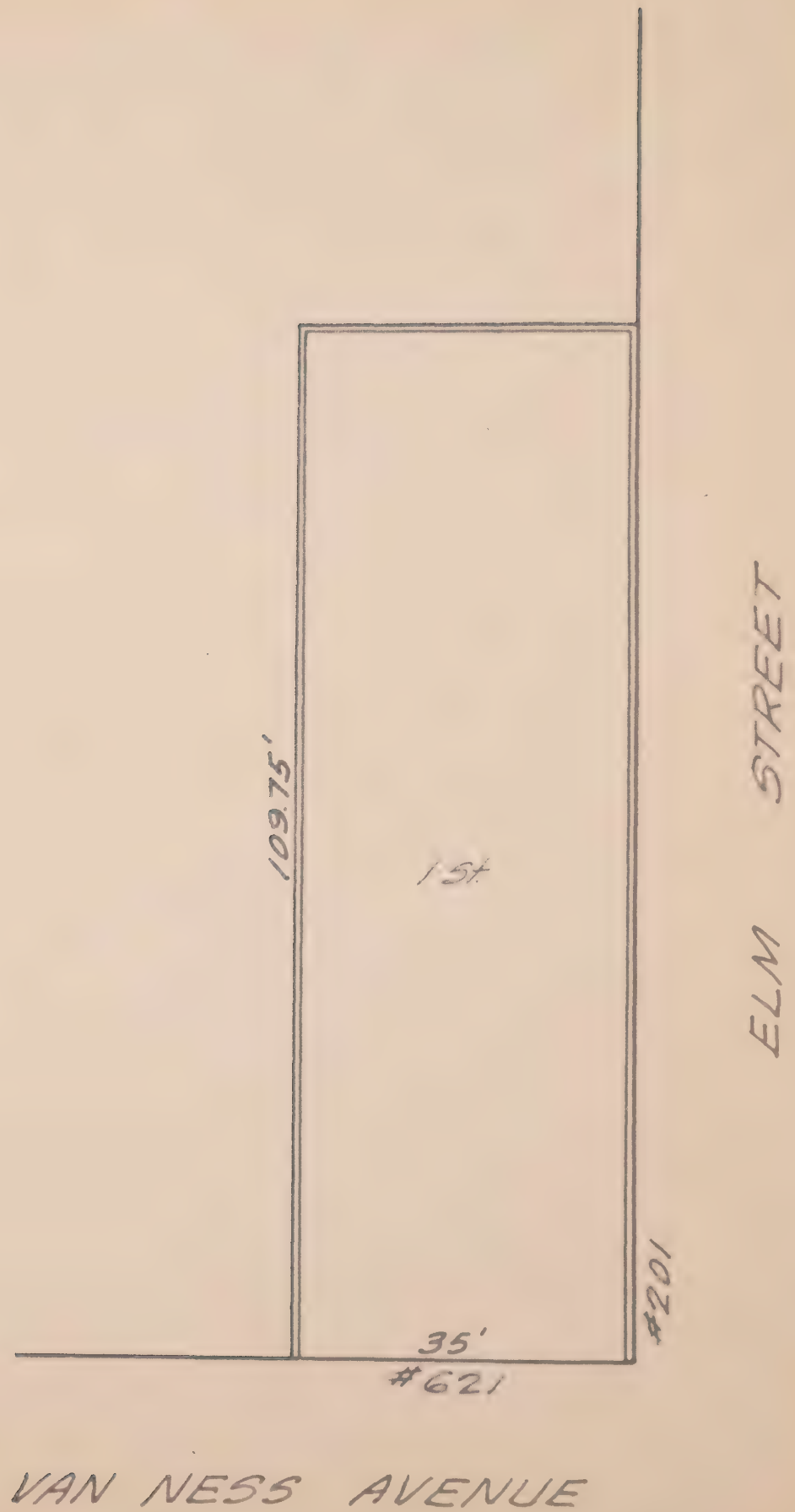
Sales Most Comparable	690-4&6, 738-3, 714-6		
3,841 s.f. @ \$15.00		\$ 57,615	57,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Shop Refused			550 x 100
			55,000

LAND	\$ 50,000
IMPROVEMENTS	<u>7,500</u>

MARKET VALUE OF PROPERTY \$ 57,500





APPRAISAL

57-15
50-15

OWNER: Rose Thomasian et al
PROPERTY ADDRESS: 640 Golden Gate (7)
646 Golden Gate (8)
OWNER'S ADDRESS: 646 Golden Gate

PARCEL NO. 762-7&8
DATE ACQ: 9-8-52

ZONING: CM

PRESENT USE: Auto Service

IRS: N.S.
CONSID: Same
BEST USE: Same

ASSESSED VALUE: Land \$ 10,540
Impr. 17,500
\$ 28,040

TAXES: \$ 2,330.12

LAND: DIMENSION 71.05 x 120 = 8,526

s. f.

IMPROVEMENTS: Condition Good

Effective Age 25+

2 - 1 story concrete garage buildings with partial mezzanine .
Good maintenance, little renovation.

SUMMATION APPROACH:

Rounded to

Land	8,526 s.f. @	\$8.38 ⁺	\$	71,500	
Improvements	7,055 s.f. @	1.50 (7)	\$10,583		
	5,100 s.f. @	1.50 (8)	7,650		
			18,233		
			89,733		89,700

MARKET COMPARISON:

Sales Most Comparable	66-6A, 666-26&27		
8,526	s. f. @ \$ 10.50	\$	89,523
			89,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
8 & Mezz. of 7(L) 375*			600	
7 Refused			300	
			900 x 100	90,000

* Lessee is relative of owner.

"The following machine inventory is included for informational purposes. The appraiser offers no opinion as to whether it is personal or real property. The present "in-place" value of property is \$27,535 .

LAND	\$	71,500
IMPROVEMENTS		18,500
MARKET VALUE OF PROPERTY	\$	90,000

PARCEL NO: 762-7

EQUIPMENT

640 Golden Gate - Haigs Body and Fender

Items of auto frame and body repair equipment:
Frame alignment machine, ventilators, air compressor,
special lighting, air line and transformers, power
wiring. \$11,100

PARCEL NO: 762-8

EQUIPMENT

646 Golden Gate - Thomas Radiator

Item of radiator manufacturing and repairing equipment:
Test benches, test tanks, soldering jigs, storage
racks (built-in) monorail and hoist, punch presses
perforators, corrugators, assembly presses, furnace,
soldering plates, crimpers, spray booth, compressor,
fans, dusts, hoods and power wiring. 16,435
\$27,535

ELM STREET

71.25'

1st

1st

120'

#646

#640

GOLDEN GATE AVENUE



57-12
~~50-12~~

APPRAISAL

OWNER: Geo. B. Gillson
PROPERTY ADDRESS: 670 Golden Gate

PARCEL NO. 762-10
DATE ACQ: 10-16-45

OWNER'S ADDRESS: Box 208, Covina

ZONING: CM

PRESENT USE: Auto Service

IRS: N.S.
CONSID: Same
BEST USE:

ASSESSED VALUE: Land \$ 10,200
Impr. 4,400
\$ 14,600

TAXES: \$ 1,213.26

LAND: DIMENSION 68.75 x 120 = 8,250 s.f.

IMPROVEMENTS: Condition Fair Effective Age 40⁺

A 1 story brick building used for the manufacturing of Auto Springs. Little renovation, little maintenance.

SUMMATION APPROACH:

Rounded to

Land	8,250 s.f. @ \$8.30 ⁺	\$ 68,500	
Improvements	8,220 s.f. @ 1.50	<u>12,330</u>	
		80,830	80,800

MARKET COMPARISON:

Sales Most Comparable	666-6A, 666-26&27		
	8,250 s.f. @ \$ 10.00	\$	82,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Entire (L) 425			700 x 110
			77,000

"The following machine inventory is included for informational purposes. The appraiser offers no opinion as to whether it is personal or real property. The present "in-place" value of property is \$48,865 .

LAND	\$ 68,500
IMPROVEMENTS	<u>11,500</u>

MARKET VALUE OF PROPERTY \$ 80,000

EQUIPMENT

670 Golden Gate - Cambria Spring Co.

Items of Spring forging, tempering and assembling
equipment:

Power presses, punch presses, furnaces, grinders, formers, quench tanks, arbor press, squeezer, benders, percussion press, threaders, bolt machines, compressors, power hack saw, auto hoist, gas lines power wiring and monorail with hoist.	\$48,865.00
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ELM STREET

#283

#269

1 Story

120'

68.75'

#670

#660

GOLDEN GATE AVENUE



57-11

50-11

APPRAISAL

OWNER: Northern Counties title Ins. Co.
PROPERTY ADDRESS: 692-98 Golden Gate

PARCEL NO. 762-11
DATE ACQ: 4-29-38 &
5-13-38

OWNER'S ADDRESS: 369 Bush

IRS:

ZONING: CM

PRESENT USE: Stores & Rooms

CONSID:

BEST USE:

N.S.

Com.

ASSESSED VALUE: Land \$ 7,620
Impe. 3,800
\$ 11,420

TAXES: \$ 949.00

LAND: DIMENSION 68.75 x 50 = 3,438

IMPROVEMENTS: Condition Poor Effective Age 70 ±

3 story frame structure with stores on 1st floor. 2nd & 3rd floors contain 2-2rm apts., 1-4rm & 16 sleeping rooms. There are 2 toilets, 1 shower and 1 bath to serve the entire 2nd & 3rd floors.

SUMMATION APPROACH:

Rounded to

Land	3,438 s.f. @ \$8.73 [±]	\$ 30,000	
Improvements	10,171 s.f. @ 2.00	20,342	
		50,342	50,300

MARKET COMPARISON:

Sales Most Comparable	769-8A, 771-14		
	3,438 s.f. @ \$ 15.00	\$ 51,570	51,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-stores	100 each		200	
1-store	150		150	
4-flats	175(L)		360	
			710 x 70 =	
			49,700	49,700

2nd & 3rd floors are considered as 4 flats for fair rent.
Room furnishings are not included.

LAND	\$ 30,000
IMPROVEMENTS	20,000
MARKET VALUE OF PROPERTY	\$ 50,000

FRANKLIN STREET

#702

68.75'

15'

3 story

50'

#698-92

GOLDEN GATE AVENUE



APPRAISAL

57-10
~~50-16~~

OWNER: Anna N. Terzian
PROPERTY ADDRESS: 710-12 Franklin

PARCEL NO. 762-12
DATE ACQ: 11-1-56

OWNER'S ADDRESS: 710 Franklin

IRS: 6.05
CONSID: N.S.
BEST USE: Apt.

ZONING: CM PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,610
Imps. 1,500
\$ 3,110

TAXES: \$ 258.44

LAND: DIMENSION 25 x 68.75 = 1,719

s.f.

IMPROVEMENTS: Condition Fair to good

Effective Age 70

2 story frame structure with basement apt. 1-5rm flat on 1st floor & 1-5rm flat on the 2nd floor that is rented furnished.

SUMMATION APPROACH:

Rounded to

Land	1,719 s.f. @	\$8.14 ⁺	\$	14,000	
Improvements	3,466 s.f. @	1.20		4,159	
				<u>18,159</u>	18,200

MARKET COMPARISON:

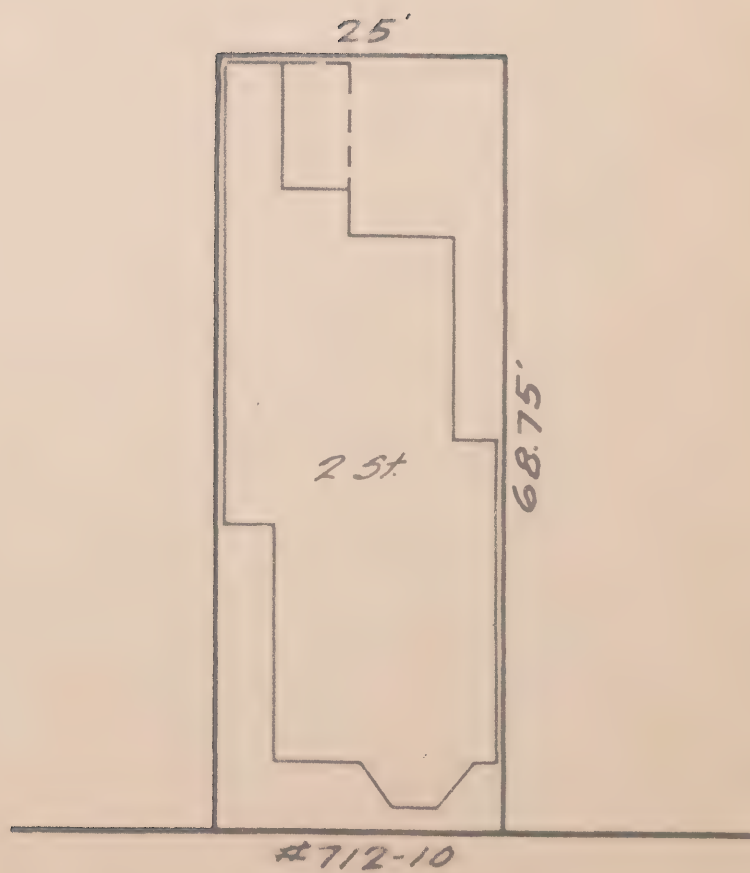
Sales Most Comparable	686-5, 687-34, 771-22c		
	1,719 s.f. @ \$ 1.05	\$ 18,050	18,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-3rm	75		65	
1-5rm	Owner		100	
1-6rm	120		100	
			<u>265 x 70 =</u>	
			18,550	18,600

Does not include furniture.

LAND	\$	14,000
IMPROVEMENTS		<u>4,000</u>
MARKET VALUE OF PROPERTY	\$	18,000



FRANKLIN STREET





APPRAISAL

OWNER: Frisco Del Rosario
 PROPERTY ADDRESS: 714-16 Franklin

PARCEL NO. 762-13
 DATE ACQ: 9-6-59

OWNER'S ADDRESS: 714 Franklin

IRS: 16.50
 CONSID: 15,000
 BEST USE: Same

ZONING: CM PRESENT USE: Apt & Store

ASSESSED VALUE: Land \$ 1,610
 Imps. 1,200
 \$ 2,810

TAXES: \$ 154.56

LAND: DIMENSION 25 x 68.75 x = 1,719 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70 ±

2 story frame structure with basement store. Originally bldg. was 2 flats but now converted to 2-2rm units on the 1st floor & 1-5rm flat on the 2nd floor. Equipment includes 2 pressers & boiler.

SUMMATION APPROACH:

Rounded to

Land	1,719 s.f. @	\$8.14 ⁺	\$	14,000	
Improvements	3,196 s.f. @	1.50	\$4,794		
Equipment			500		
				5,294	
				19,294	19,300

MARKET COMPARISON:

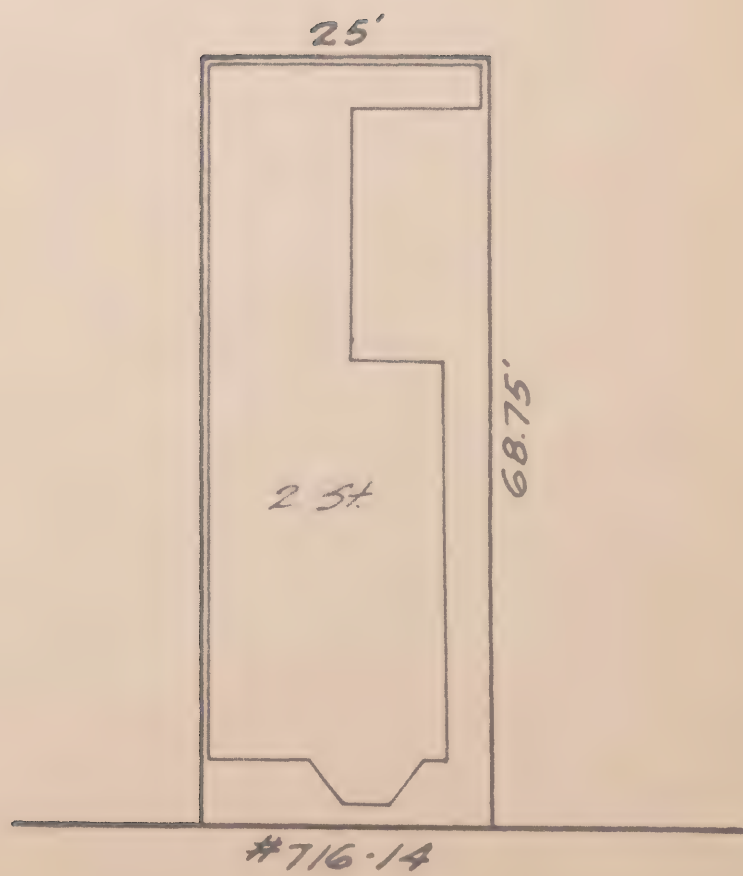
Sales Most Comparable	686-5, 687-34, 771-22c		
1,719	s.f. @ \$ 11.00	\$	18,909
			18,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store	Owner		65	
1-2rm	55		60	
1-2rm	65		65	
1-5rm	Owner		90	
			280 x 70	19,600

LAND	\$	14,000
IMPROVEMENTS		5,000

MARKET VALUE OF PROPERTY \$ 19,000



FRANKLIN STREET



APPRaisal

OWNER: Herbert Yee et ux
PROPERTY ADDRESS: 724-26 Franklin

PARCEL NO. 762-14
DATE ACQ: 2-19-57

OWNER'S ADDRESS: 833 Washington

IRS: 13.20
CONSID: N.S.
BEST USE: Com.

ZONING: CM PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,760
Imps. 1,750
\$ 3,510

TAXES: \$ 212.74

LAND: DIMENSION 20 x 68.75 = 1,375 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70 ±

Entry refused. 2 story frame structure with 1 flat on each floor.

SUMMATION APPROACH:

Rounded to

Land	1,375 s.f. @ \$8.36-	\$ 11,500	
Improvements	2,206 s.f. @ 3.00	6,618	
		18,118	18,100

MARKET COMPARISON:

Sales Most Comparable	743-6A, 758-22		
	1,375 s.f. @ \$ 13.00	\$ 17,875	17,900

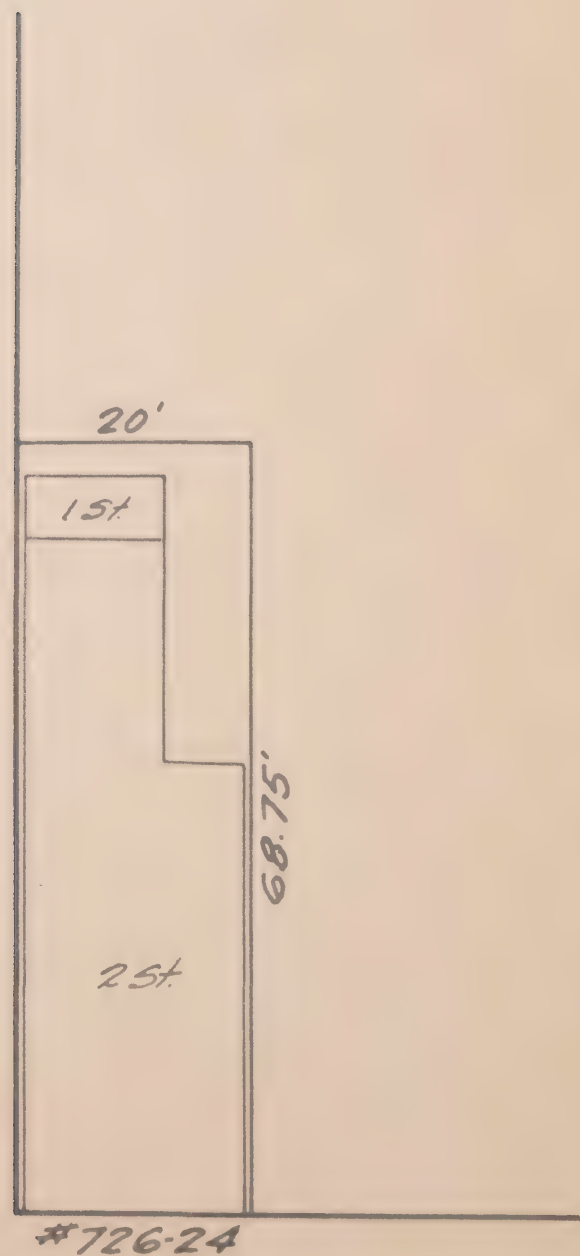
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1st floor	85		90	
2nd floor	80		85	
			175 x 100	17,500

LAND	\$ 11,500
IMPROVEMENTS	6,000
MARKET VALUE OF PROPERTY	\$ 17,500

ELM STREET

ELM



FRANKLIN STREET



APPRAISAL

57-7
~~50-7~~

OWNER: Phillip E. Rourke et al
PROPERTY ADDRESS: 730-34 Franklin

PARCEL NO. 762-15
DATE ACQ: -

OWNER'S ADDRESS: 256 16th Ave.

IRS:
CONSID: N.S.
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 2,930
 Imps. 3,750
 \$ 6,680

TAXES: \$ 388.94

LAND: DIMENSION 30 x 110 = 3,300

s. f.

IMPROVEMENTS: Condition Poor Effective Age 70 ±

3 story frame structure. Flats are being rented as single rooms & hskpg rooms. 2 baths on main floor and 1 each in halls of 2nd & 3rd floors.

SUMMATION APPROACH:

Rounded to

Land	3,300 s.f. @	\$8.64 [±]	\$	28,500	
Improvements	8,927 s.f. @	.50 [±]		4,465	
				<u>32,965</u>	33,000

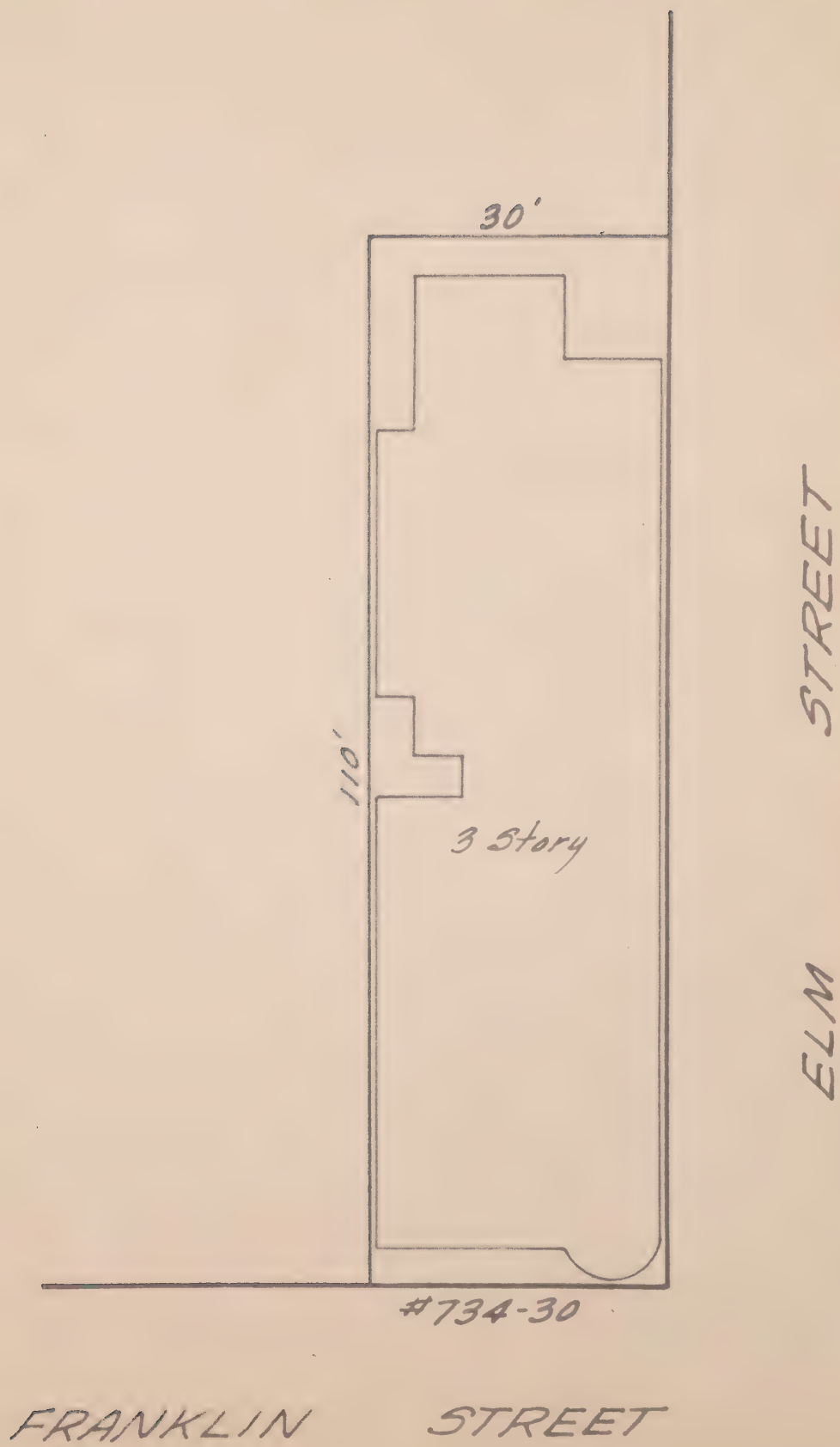
MARKET COMPARISON:

Sales Most Comparable	738-11,	738-12,	744-17	
	3,300	s.f. @ \$ 10.00	\$ 33,000	33,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-7rm	?	125	125	
2-8rm	?	135 each	270	
			<u>395 x 85 =</u>	
			33,575	33,600

LAND	\$	28,500
IMPROVEMENTS		<u>4,500</u>
MARKET VALUE OF PROPERTY	\$	33,000







APPRAISAL

57-6
~~50-6~~

OWNER: Elsa M. Thompson et al
PROPERTY ADDRESS: 736-38 Franklin

PARCEL NO. 762-16&17
DATE ACQ: 3-5-42 &
5-4-25

OWNER'S ADDRESS:

IRS:
CONSID: N.S.
BEST USE: Same

ZONING: R-4 PRESENT USE: Apts & Store

ASSESSED VALUE: Land \$ 12,500
Impr. 13,400
\$ 25,900

TAXES: \$ 2,152.30

LAND: DIMENSION 90 x 110 = 9,900 s.f.

IMPROVEMENTS: Condition Fair to Very poor Effective Age 70

See attached sheet for improvement discription .

SUMMATION APPROACH:

Rounded to

Land	9,900 s.f. @ \$8.79 [±]	\$ 87,000	
Improvements			
P-16	1,978 s.f. @ 1.50	2,967	
795 Turk	3,963 2.00	7,926	
781 Turk	3,554 2.00	7,108	
773 Turk	3,422 2.00	6,844	
771 Turk	10,968 4.00	43,872	
MARKET COMPARISON:		68,717	
Sales Most Comparable		155,717	155,700
9,900 s.f. @ \$15.70	\$ 155,430		155,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
P16	2-5rm 60 each		120	
795 Turk	1-store 150(L)		150	
	2-6rm See below* 90 each		180	
783 Turk	12-3rm (205)(L)		275	
773 Turk	9-2rm 30-33 each 22 Avg.		198	
771 Turk	16-3rm 65-75 each 70 each		1,120	
	4-2rm 40-45 40 each		160	
			2,203 x 70 =	
			154,211	154,200

*795 Turk - 2nd & 3rd floors considered as flats for fair rental.

LAND	\$ 87,000
IMPROVEMENTS	68,000
MARKET VALUE OF PROPERTY \$	155,000

IMPROVEMENT DISCRIPTION

P16

2 story frame structure with 1-5rm flat on each floor.
Bldg in very poor condition.

P17-795-99 Turk St.

3 story frame structure with 1st floor store.
2nd & 3rd floors were originally 2 flats; now being rented
as housekeeping rooms. 1st floor is in good condition,
2nd & 3rd floors are in poor condition.

781-83 Turk St.

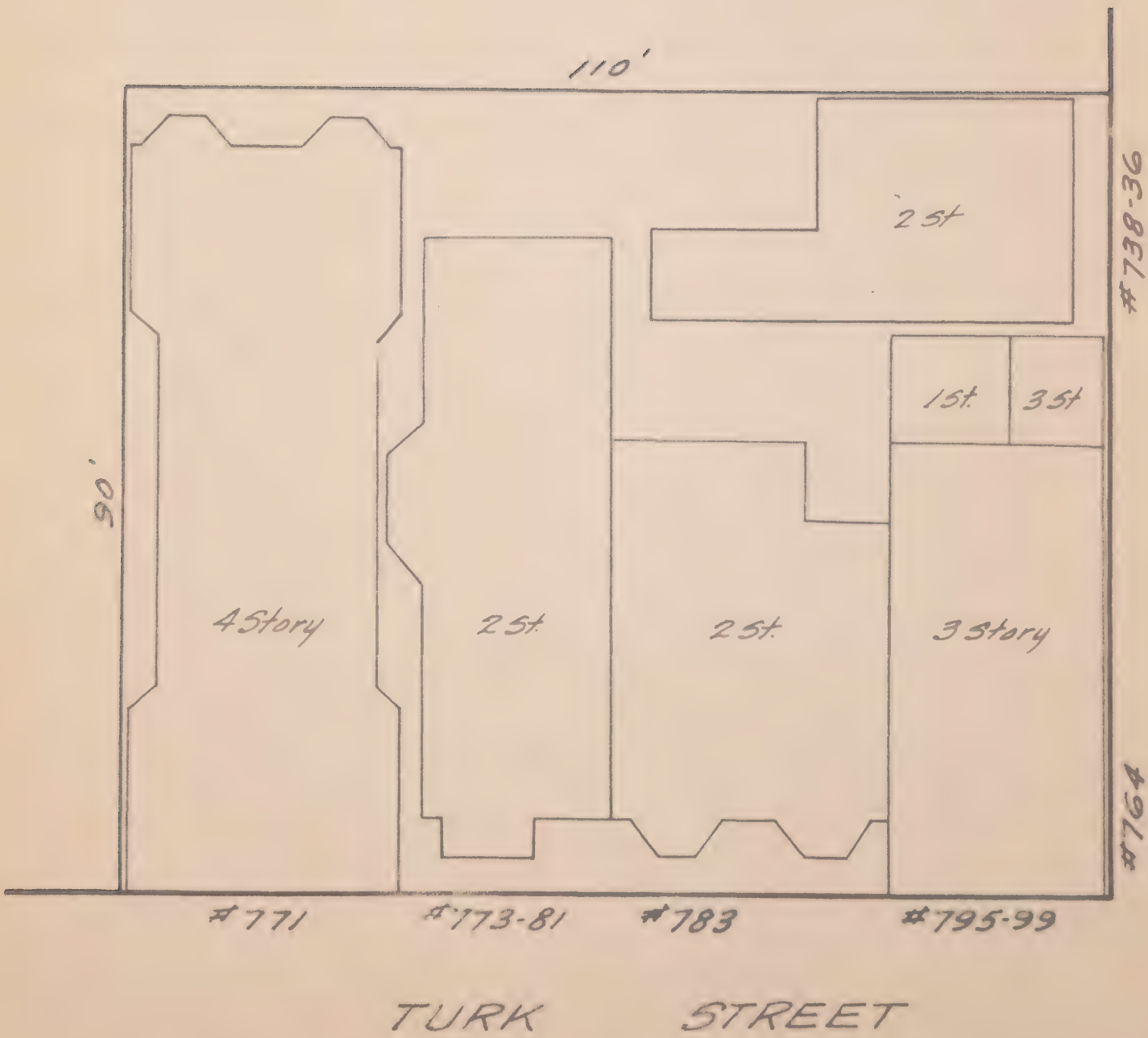
2 story frame structure with bsmt apts. Bldg contains
12-3rm apts in poor condition only 1 bath on each floor.

773 Turk St.

2 story frame structure with bsmt apt. There are 4-2rm units
on each of the 1st & 2nd floors. Bldg in poor condition. One
bath on each floor.

771 Turk St.

4 story frame structure with bsmt apts. Bldg. contains
4-2rm units & 16-3rm units in fair condition.





APPRAISAL

57-4
~~50-4~~

OWNER: Eric R. Klawonn
PROPERTY ADDRESS: 761 Turk

PARCEL NO. 762-19
DATE ACQ: 11-5-56

OWNER'S ADDRESS: 344 Terisita Blvd.

IRS: 38.50
CONSID: N.S.
BEST USE: Same

ZONING: CM PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 3,090
Imps. 9,600
\$ 12,690

TAXES: \$ 1,054.54

LAND: DIMENSION 27.5 x 120 = 3,300 s.f.

IMPROVEMENTS: Condition Fair Effective Age 50 ±

4 story frame structure containing 22 furnished apts. There is a passenger elevator in bldg.

SUMMATION APPROACH:

Rounded to

Land	3,300 s.f. @ \$8.33 ⁺	\$ 27,500	
Improvements	10,384 s.f. @ 7.00	72,688	
		<u>100,188</u>	100,200

MARKET COMPARISON:

Sales Most Comparable	770-22, 770-2, 743-10A		
	3,300 s.f. @ \$ 30.00	\$ 99,000	99,000

INCOME APPROACH:

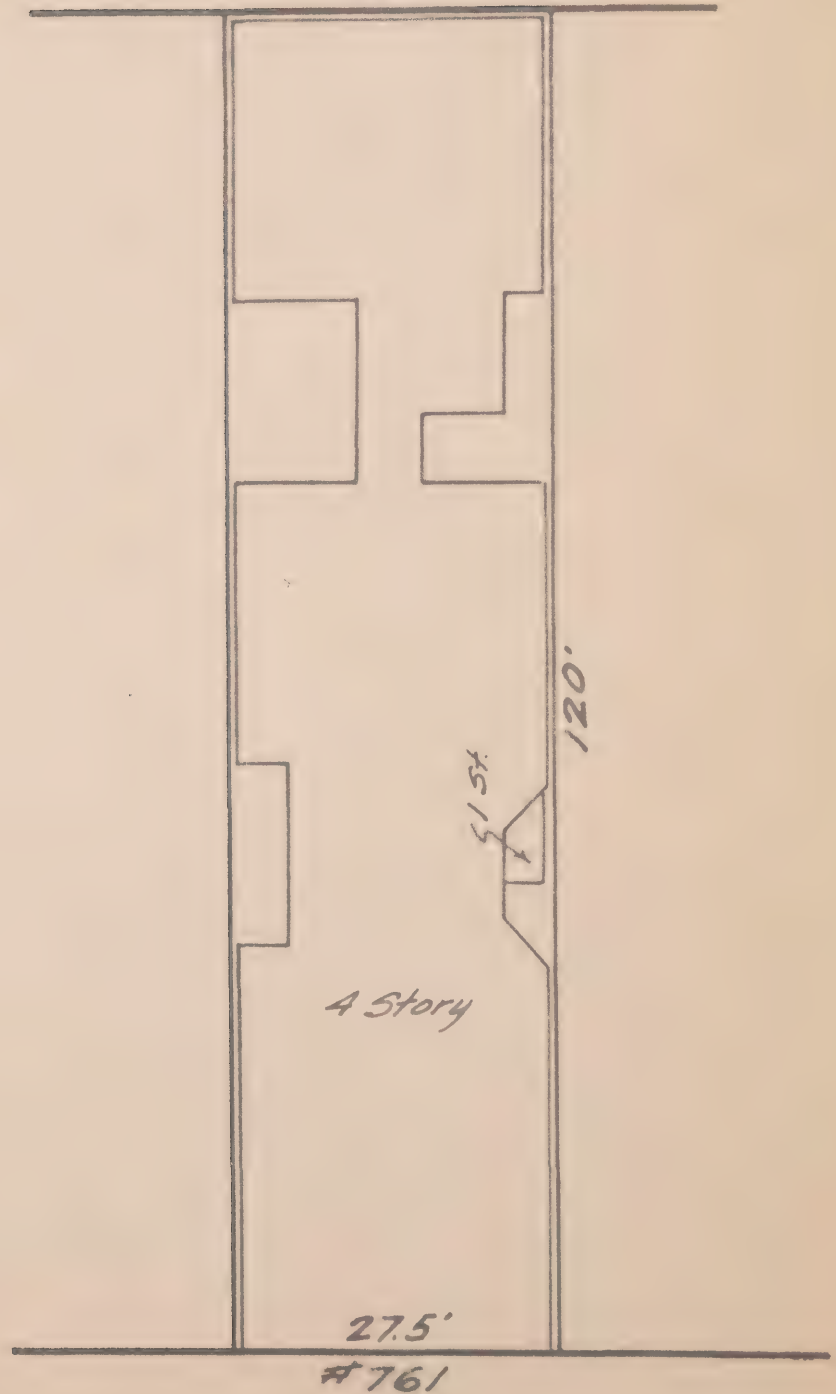
Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
11-2rm	45 each	60	660	
11-3rm	55 each	70	770	
			<u>1,430 x 70 =</u>	
			100,100	100,000

Furniture not included.

LAND	\$ 27,500
IMPROVEMENTS	<u>72,500</u>
MARKET VALUE OF PROPERTY \$	100,000

ELM STREET

#261



TURK STREET



APPRAISAL

57
58-2

OWNER: Northern Counties Title Ins. Co.
PROPERTY ADDRESS: 731-35 Turk

PARCEL NO. 762-21
DATE ACQ: 10-9-58

OWNER'S ADDRESS: 369 Bush

ZONING: CM

PRESENT USE: Garage

IRS:
CONSID: H.S.
BEST USE: Comm.

ASSESSED VALUE: Land \$ 6,190
Imps. 5,850
\$ 12,040

TAXES: \$ 1,000.52

LAND: DIMENSION 55 x 120 = 6600

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 40 ±

One story poured concrete garage

SUMMATION APPROACH:

Rounded to

Land	6,600 s.f. @ \$8.33±	\$ 55,000	
Improvements	6,600 s.f. @ 1.00	6,600	
		<u>61,600</u>	61,600

MARKET COMPARISON:

Sales Most Comparable 767-10, 771-15, 666-26&27
6,600 s.f. @ \$ 9.00 \$ 59,400 59,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Auto repair	250		300	
Body repair	250		300	
			<u>600 x 100</u>	60,000

LAND	\$ 55,000
IMPROVEMENTS	<u>5,000</u>

MARKET VALUE OF PROPERTY \$ 60,000



APPRaisal

57-5
~~50-5~~

OWNER: Wm. Preston Roberts
 PROPERTY ADDRESS: 767-67 Turk (22)
 224-26 Elm (23)
 OWNER'S ADDRESS: 767 Turk
 ZONING: R-4 PRESENT USE: Flats

PARCEL NO. 762-22&23
 DATE ACQ: 9-30-58
 IRS: 1.10
 CONSID:
 BEST USE: Apts.

ASSESSED VALUE: Land \$ 3,270
 Impe. 2,300
 \$ 5,570

TAXES: \$ 472.84

LAND: DIMENSION 27.5 x 120 = 3,300

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 70 ±

767 Turk St.- 2 story frame structure with bsmt apt. 2-3rm apte
 on each of 1st & 2nd floors.

224 Elm - 2 story frame structure with 1-5rm flat on each floor.

SUMMATION APPROACH:

Rounded to

Land	3,300 s.f. @	\$8.33±	\$	27,500
Improvements				
767 Turk	3,164 s.f. @	2.00	6,328	
224 Elm	1,780 s.f. @	2.00	3,560	
			9,888	
			37,388	

37,400

MARKET COMPARISON:

Sales Most Comparable	758-8,	738-12,	758-24
	3,300	s. f. @ \$	11.50
		\$	37,950

38,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-5rm	70	70	70
1-5rm	67		70
1-4rm	55		55
4-3rm	65		260
			455 x 85 =
			38,675

38,700

LAND	\$	27,500
IMPROVEMENTS		10,000

MARKET VALUE OF PROPERTY \$ 37,500

ELM STREET

#224-26

27.5'

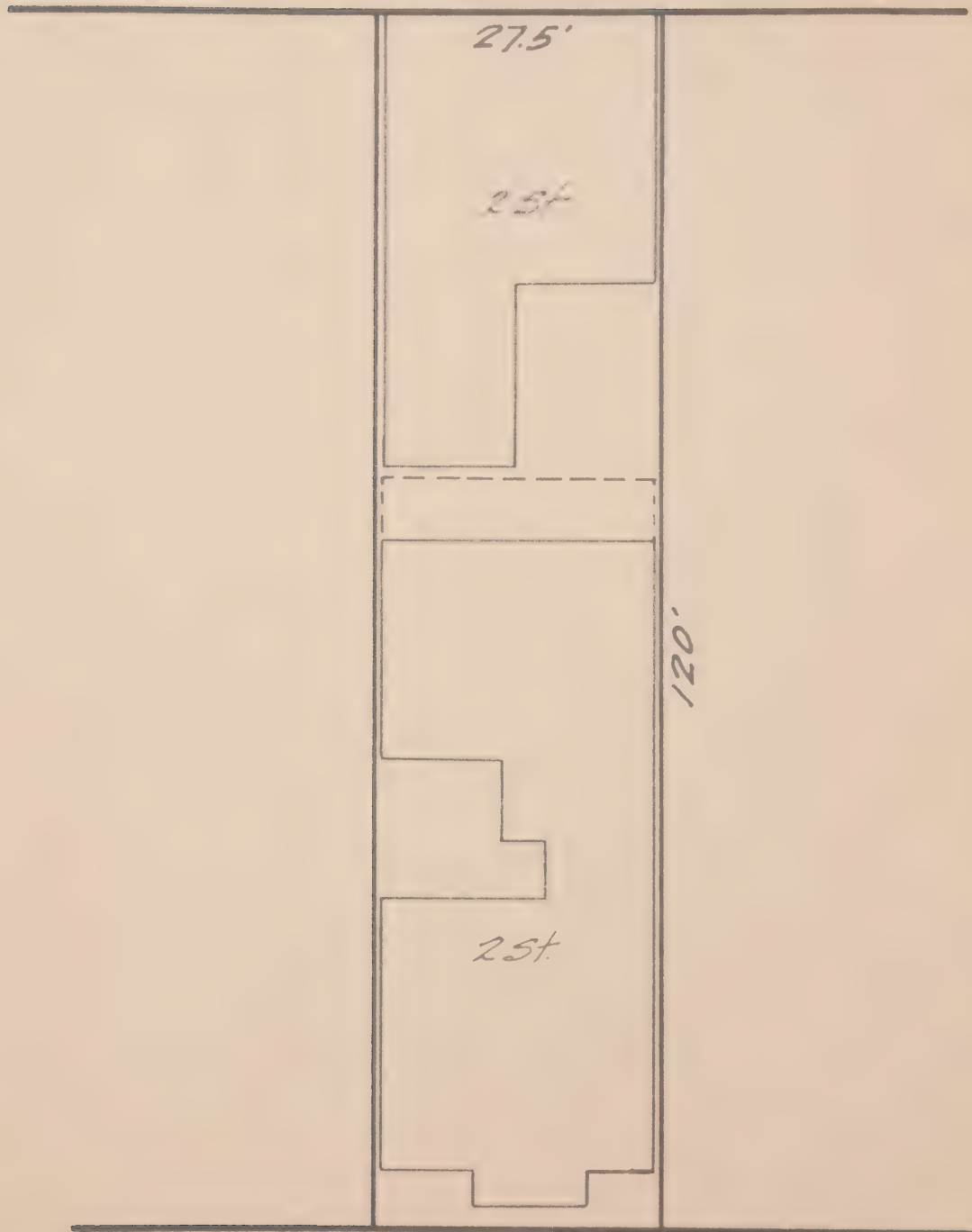
25'

120'

25'

#763-65

TURK STREET



BLOCK 767

BOOK 757

	NAME	LAND	IMPS	TOTAL
-1	Earl LeClair	\$ 39,500	\$ 10,000	\$ 49,500 ✓
-2,-3	Eva Casper	127,000	5,000	132,000 ✓
-5	Tony Legatos	112,000	58,000	170,000 ✓
-6	Maybelle M. Schumacher	58,500	16,500	75,000 ✓
-7	Chas. L. Baldizzone	78,500	29,000	107,500 ✓
-8	Emilie A. Hufschmidt	145,000	308,000	453,000 ✓
-9	Edward A. Nathan	86,500	23,500	110,000 ✓
-10	Sybel L. Goldsmith	50,000	30,000	80,000 ✓
-11	S.H. Langsam	47,000	8,000	55,000 ✓
-12	Anna Sennett	23,000	4,000	27,000 ✓
-13	Solomon H. Kantrow	<u>71,500</u>	<u>27,500</u>	<u>99,000</u> ✓
		\$838,500	\$519,500	\$1,358,000



APPRAISAL

59-1

OWNER: Earl LeClair
PROPERTY ADDRESS: 559 Van Ness

PARCEL NO. 767-1
DATE ACQ: 3-17-45

OWNER'S ADDRESS: 944 Santa Rosa., Santa Rosa

IRS: No
CONSID: N.S.
BEST USE: Same

ZONING: CM

PRESENT USE: Garage

ASSESSED VALUE: Land \$ 10,080.00
Impe. 2,500.00
\$ 12,580.00

TAXES: \$ 1,045.40

LAND: DIMENSION 24 x 108 = 2,592

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 35 ±

2 st. wd. fr. str. with loft on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	2,592 s.f. @ \$15.25+	\$ 39,500
Improvements	5,184 s.f. @ 2.00	10,368
		<u>49,868</u>

\$49,900

MARKET COMPARISON:

Sales Most Comparable 762-6

2,592 s.f. @ \$ 19.25

\$ 49,896

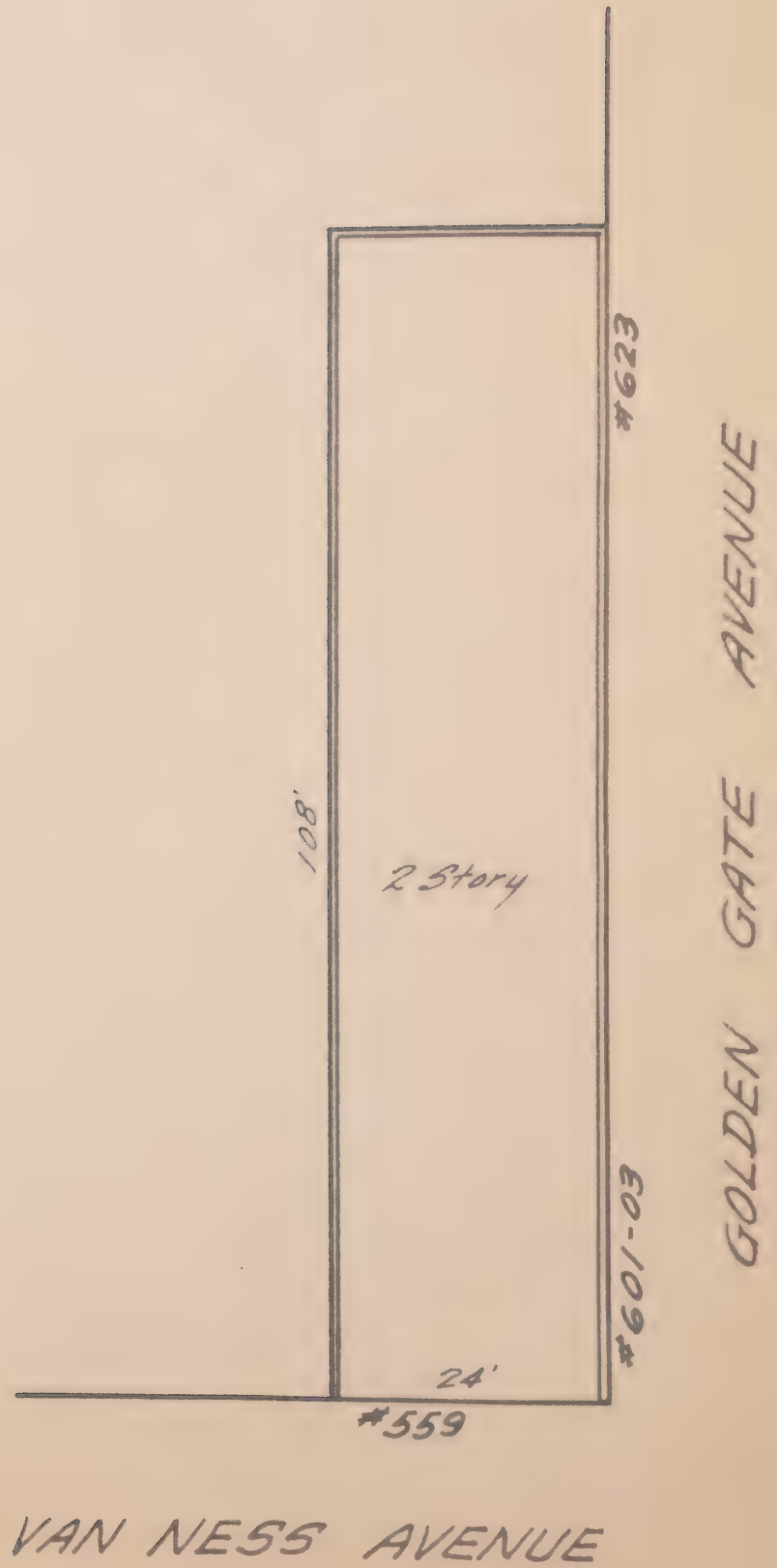
49,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1st flr.	350 (L)		350
2nd flr.	Vacant		150
			<u>500</u> x 100
			50,000

LAND	\$ 39,500
IMPROVEMENTS	<u>10,000</u>

MARKET VALUE OF PROPERTY \$ 49,500





APPRAISAL

59-12

OWNER: Eva Casper
 PROPERTY ADDRESS: Vacant lot on Van Ness (2)
 543-53 Van Ness (3)
 OWNER'S ADDRESS: Unknown
 PARCEL NO. 767-2,-3
 DATE ACQ: 2-16-61
 IRS: -
 CONSID: Decree
 BEST USE: Same
 ZONING: CM PRESENT USE: Hvy. Com.

ASSESSED VALUE: Land \$ 30,640.00
 Imps. 3,900.00
 \$ 34,540.00
 TAXES: \$ 2,870.26

LAND: DIMENSION 96 x 108 = 10,368 s.f.

IMPROVEMENTS: Condition Good Effective Age 30 ±
 A 1 st. brick bldg. (occupying 1/2 of lot only) with parts store
 in front, repair garage in rear and offices on mezzanine. Fair
 maintenance but no renovation.

SUMMATION APPROACH:

Rounded to

Land	10,368 s.f. @ \$12.25±	\$ 127,000	
Improvements	5,184 s.f. sustaining use	<u>5,000</u>	
			\$132,000

MARKET COMPARISON:

Sales Most Comparable	738-3		
10,368 s.f. @ \$ 12.75		\$ 132,192	132,200

INCOME APPROACH: Not applicable

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
\$	\$	\$	

The following machine inventory is included for informational purposes. The appraiser offers no opinion as to whether it is personal or real property. The present "in-place" value of property is \$11,900.00.

LAND	\$ 127,000
IMPROVEMENTS	<u>5,000</u>
MARKET VALUE OF PROPERTY	\$ 132,000

PARCEL NO: 767-3

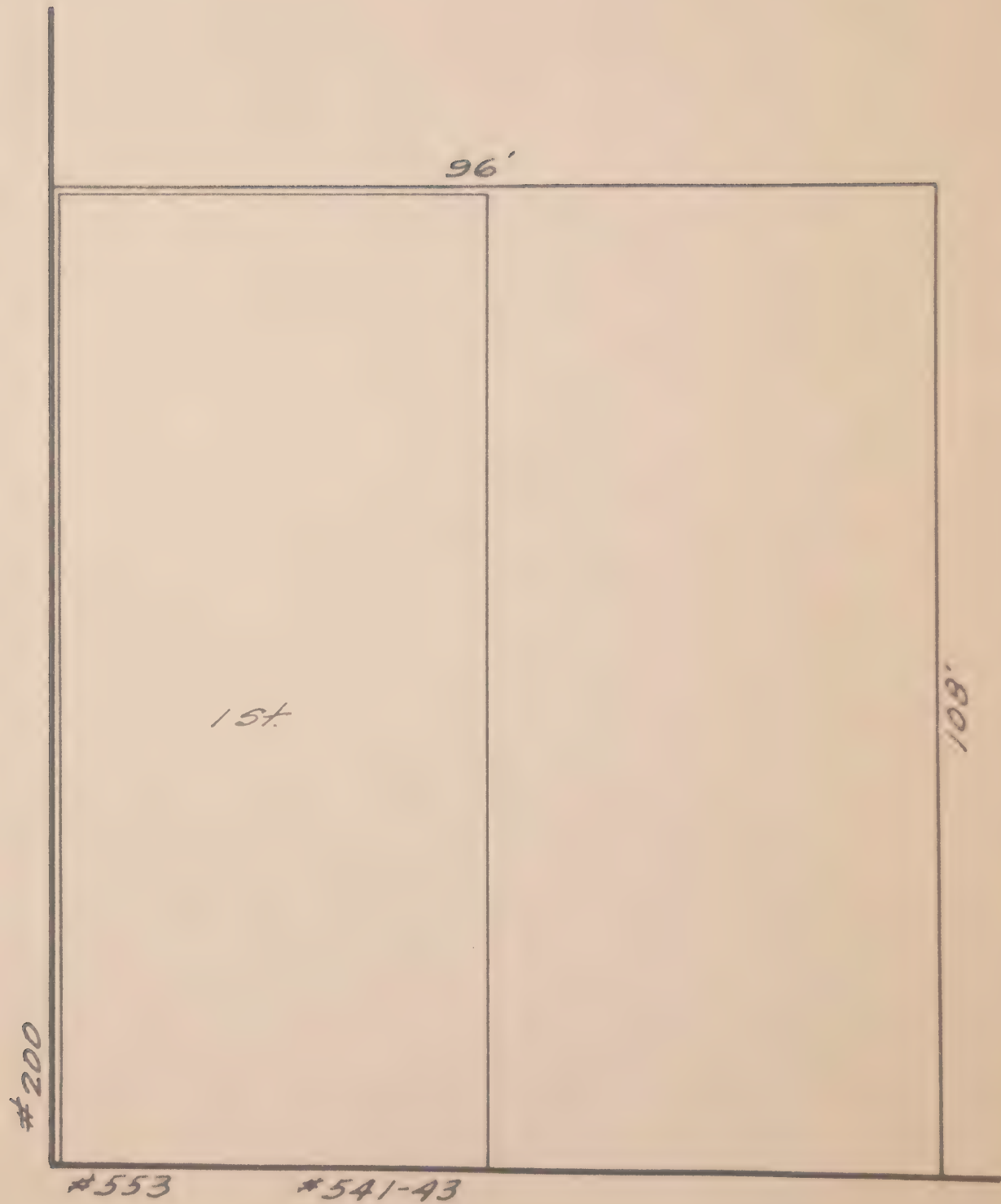
EQUIPMENT

543 Van Ness Avenue - Auto Electric Co.

Item of auto electric shop and parts storage equipment:

Cleaners, lathes, drill presses, armature, commutator, starter, carburetor equipment, vacuum pump, air compressor, work benches, storage bins and shelving, counters and wiring.	\$11,900.00
---	-------------

REDWOOD STREET



VAN NESS AVENUE



APPRAISAL

59-10

OWNER: Tony Legatos
PROPERTY ADDRESS: 500-516 McAllister

PARCEL NO. 767-5
DATE ACQ: 2-15-46

OWNER'S ADDRESS: 719 "K" St., Sacramento

IRS: No
CONSID: N.S.
BEST USE: Same

ZONING: C-3 PRESENT USE: Stores

ASSESSED VALUE: Land \$ 21,840.00
 Impr. 8,000.00
 \$ 29,840.00

TAXES: \$ 2,479.70

LAND: DIMENSION 60 x 109.75 = 6,585

IMPROVEMENTS: Condition Good

Effective Age 40 ±

See attached sheet for improvement description.

SUMMATION APPROACH:

Rounded to

Land	6,585 s.f. @ \$17.00+	\$ 112,000	
Improvements	6,570 s.f. @ 8.00	52,560	
		<u>164,560</u>	\$164,600

MARKET COMPARISON:

Sales Most Comparable

6,585	s.f. @ \$ 26.00	\$ 171,210	171,200
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INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store (L)	400		500	
Roof sign (L)	250		250	
Bar (L)	375		375	
Law Offices (L)	225		325	
			<u>1,450</u> x 120	174,000

LAND	\$ 112,000
IMPROVEMENTS	58,000
	<u>170,000</u>

MARKET VALUE OF PROPERTY \$ 170,000

PARCEL NO: 767-5

IMPROVEMENTS:

1 st. brick structure with 2 stores and 1 office. One store and office have been completely remodeled inside in addition to new facades. Store containing kitchen and bathroom display has considerable full sectional walls and cabinets. There are four display sectional kitchens and four sectional display bathrooms. In addition to the modernization (celotex ceilings, sliding glass doors, etc.) there are 3 offices and one floor tile display room. For appraisal purposes, the Lessee installed sectional display walls together with the floor coverings were considered part of the realty.

The law offices were remodeled by the Lessees in 1960, including a new restroom, small kitchen, vinyl floors, celotex ceiling, finished plywood paneling.

The remaining portion of the building contains a bar and small kitchen.

McALLISTER STREET

#502-16

#500

1 Story

60'

#501-05

109.75'

VAN NESS AVENUE



APPRAISAL

59-9

OWNER: Maybelle M. Schumacher
PROPERTY ADDRESS: 530-32 McAllister

PARCEL NO. 767-6
DATE ACQ: 6-28-44

OWNER'S ADDRESS: 121 Warren Rd., San Mateo

IRS: No
CONSID: N.S.
BEST USE: Same

ZONING: C-3

PRESENT USE: Store/Office

ASSESSED VALUE: Land \$ 6,280.00
Imps. 6,500.00
\$ 12,780.00

TAXES: \$ 1,062.02

LAND: DIMENSION 55 x 120 = 6,600

s. f.

IMPROVEMENTS: Condition Good

Effective Age 45 ±

1 st. brick str. with 2 stores. Ea. store has mez. and 1 store has 2 partitioned offices. Laboratory equipment company modernized their offices in 1959, except for rear storeroom which is unfinished.

SUMMATION APPROACH:

Rounded to

Land	6,600 s.f. @ \$8.86±	\$ 58,500	
Improvements	6,600 s.f. @ 2.50	16,500	
		<u>75,000</u>	\$75,000

MARKET COMPARISON:

Sales Most Comparable	767-10		
6,600 s.f. @ \$ 11.25		\$ 74,250	74,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Furniture st. 275 (L)			375	
Laboratory Equip. 275 (L)			375	
			<u>750</u> x 100	75,000

LAND	\$ 58,500
IMPROVEMENTS	<u>16,500</u>
MARKET VALUE OF PROPERTY \$	75,000

REDWOOD STREET



McALLISTER STREET



APPRAISAL

59-8

OWNER: Charles L. Baldizzone
PROPERTY ADDRESS: 552 McAllister

PARCEL NO. 767-7
DATE ACQ: -

OWNER'S ADDRESS: Unknown

IRS: No
CONSID: N.S.
BEST USE: Stores

ZONING: C-3 PRESENT USE: Stores

ASSESSED VALUE: Land \$ 9,420.00
Impr. 10,000.00
\$ 19,420.00

TAXES: \$ 1,613.80

LAND: DIMENSION 82.5 x 120 = 9,900

s.f.

IMPROVEMENTS: Condition Good

Effective Age 35 ±

1 st. brick st. with 5 partitioned offices and 2 storerooms plus storage mezzanine. Entry and all information was refused for larger store.

SUMMATION APPROACH:

Rounded to

Land	9,900 s.f. @ \$7.93+	\$ 78,500	
Improvements	9,700 s.f. @ 3.00	29,100	
		<u>107,600</u>	\$107,600

MARKET COMPARISON:

Sales Most Comparable	767-10		
9,900	s.f. @ \$ 11.00	\$	108,900

INCOME APPROACH:

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>	
	\$	\$	\$	
275 (L)			275	
Refused			800	
			<u>1,075</u> x 100	107,500

LAND	\$ 78,500
IMPROVEMENTS	<u>29,000</u>

MARKET VALUE OF PROPERTY \$ 107,500

REDWOOD STREET



McALLISTER STREET



APPRAISAL

59-7

OWNER: Emilie A. Hufschmidt et al
PROPERTY ADDRESS: 580 McAllister

PARCEL NO. 767-8
DATE ACQ: -

OWNER'S ADDRESS: 14 Encanto

IRS: No
CONSID: N.S.
BEST USE: Apts.

ZONING: CM PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 17,200.00
Imps. 53,750.00
\$ 70,950.00

TAXES: \$ 6,023.92

LAND: DIMENSION 137.5 x 120 = 16,500 s.f.

IMPROVEMENTS: Condition Good Effective Age 40 ±

4 st. brick str. with 74 apts. 1st flr. has 5-3 rms. and 13-2 rms.
2nd flr. has 6-3 rms. and 12-2 rms. 3rd & 4th flrs. have 6-3 rms.
and 13-2 rm. apts. ea. Bldg. has passenger elevator and service
basement. All apts. are rented unfurnished.

SUMMATION APPROACH:

Rounded to

Land 16,500 s.f. @ \$8.78+ \$ 145,000
Improvements RCN 55,016 s.f. @ \$14 \$770,224
Dep.: Physical 40%
Economic 10%
Functional 10%
60%
462,134

MARKET COMPARISON:

Sales Most Comparable 308,090
16,500 s.f. @ \$ 27.50 \$ 453,750 \$453,100
453,090
453,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1st flr. 5-3 rms. @ \$70			
13-2 rms. @ \$50-70			
2nd flr. 6-3 rms. @ \$70		51-2 rms. @ \$65	\$3,315
13-2 rms. @ \$55-60		23-3 rms. @ 75	1,725
3rd flr. 6-3 rms. @ \$70			5,040 x 90 =
13-2 rms. @ \$60			453,600
4th flr. 6-3 rms. @ \$75			
12-2 rms. @ \$60			453,600

LAND \$ 145,000
IMPROVEMENTS 308,000
MARKET VALUE OF PROPERTY \$ 453,000

REDWOOD STREET

137.5'

FRANKLIN STREET

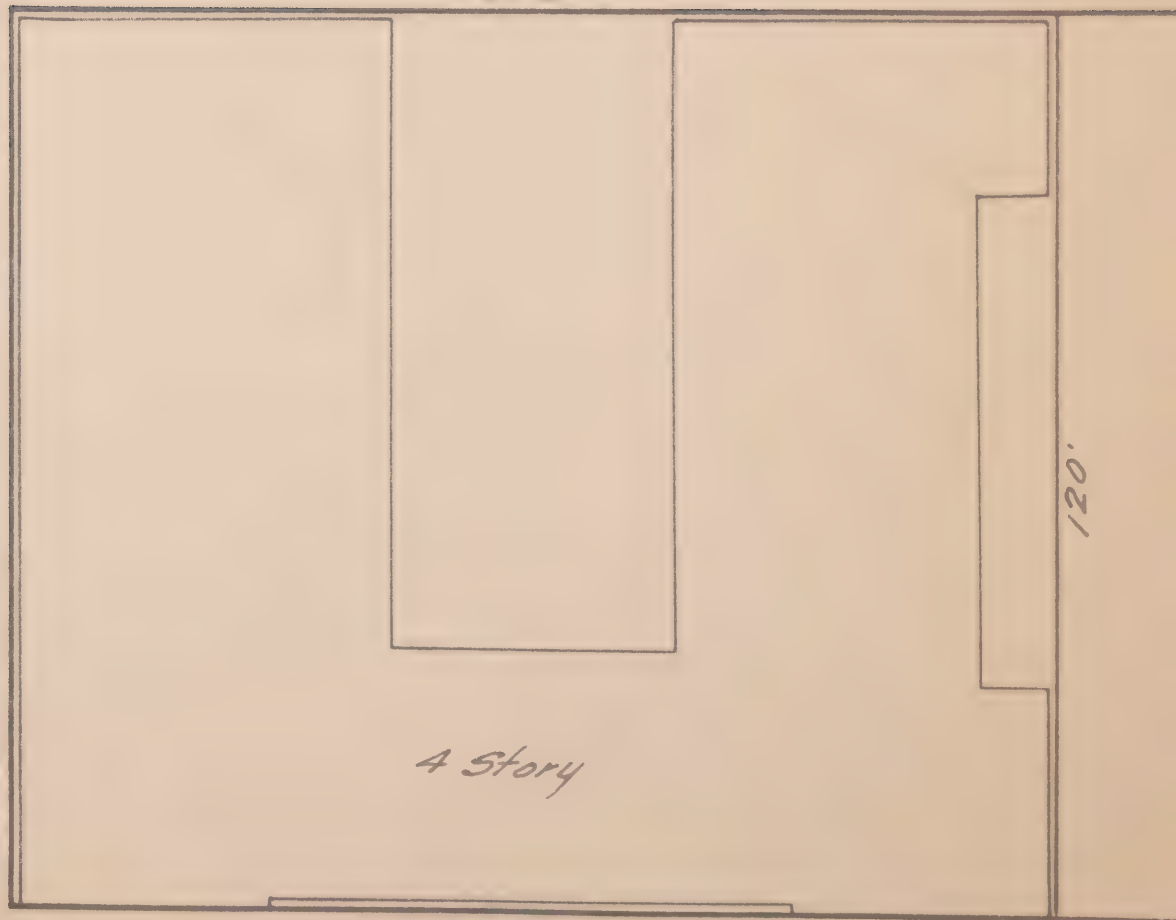
#600

4 Story

120'

#580

M^cALLISTER STREET





APPRAISAL

59-6

OWNER: Edward Arge Nathan et al
 PROPERTY ADDRESS: 679-99 Golden Gate
 c/o M. Nathan Marks
 OWNER'S ADDRESS: 334 El Camino Del Mar

PARCEL NO. 767-9
 DATE ACQ: -

IRS: No
 CONSID: N.S.
 BEST USE: Com.

ZONING: CM PRESENT USE: Garage/Bar

ASSESSED VALUE: Land \$ 14,560.00
 Imps. 7,650.00
 \$ 22,210.00

TAXES: \$ 1,845.66

LAND: DIMENSION 85 x 120 = 10,200 s.f.

IMPROVEMENTS: Condition Fair-Poor Effective Age 40 ±

1 st. conc. str. with small storage basement. Bldg. contains
 tire shop and bar.

SUMMATION APPROACH:

Rounded to

Land	10,200 s.f. @ \$8.48±	\$ 86,500	
Improvements	10,018 s.f. @ 2.50	25,045	
		<u>111,545</u>	\$111,500

MARKET COMPARISON:

Sales Most Comparable 771-15; 767-10
 10,200 s.f. @ \$ 10.50 \$ 107,100 107,100

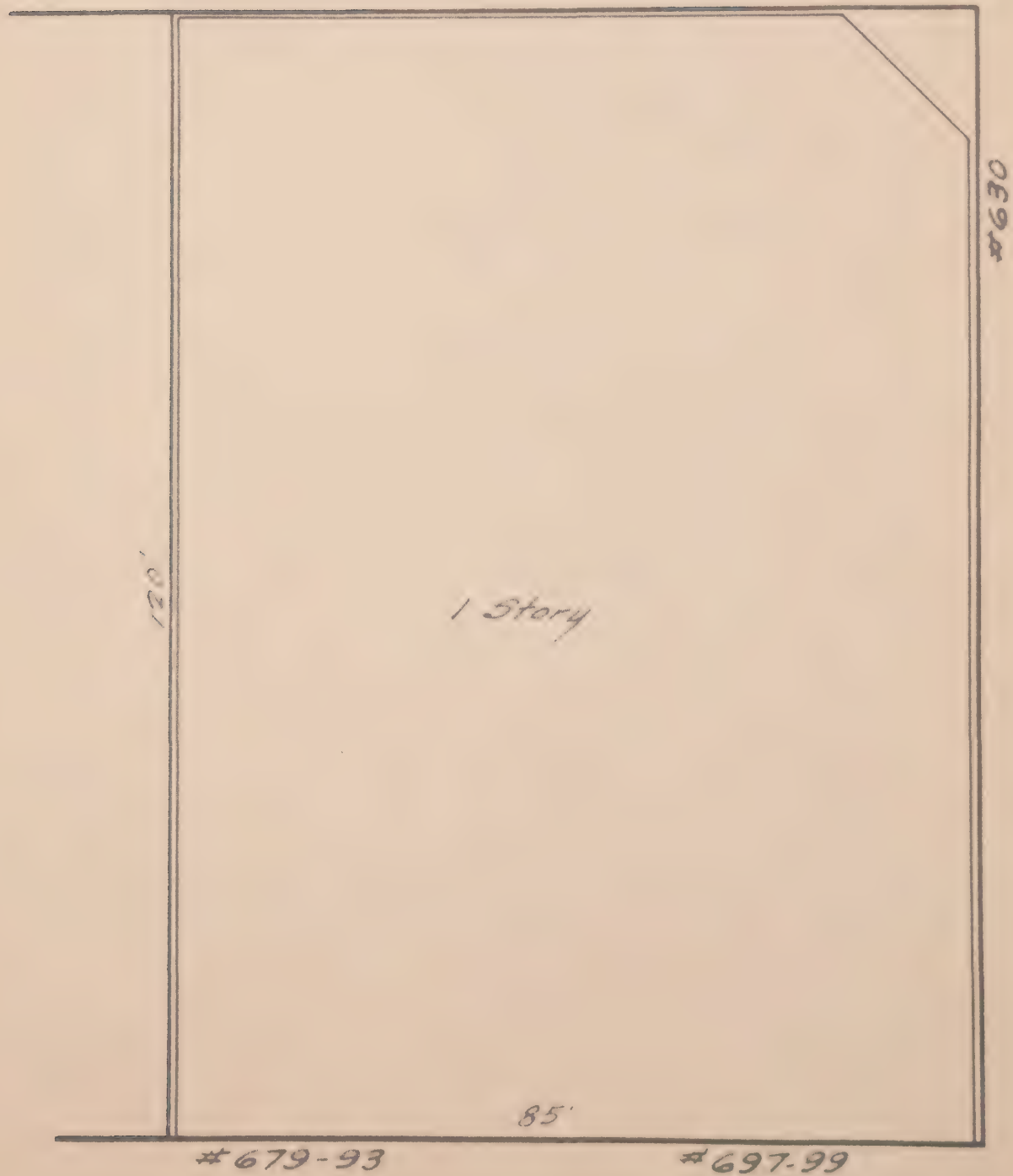
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Bar (L) 235			250
Garage (L) 725			775
			<u>1,025</u> x 110 =
			112,750
			112,800

LAND \$ 86,500
 IMPROVEMENTS 23,500

MARKET VALUE OF PROPERTY \$ 110,000

REDWOOD STREET



FRANKLIN STREET

GOLDEN GATE AVENUE

APPRAISAL

OWNER: Sybil L. Goldsmith
PROPERTY ADDRESS: 675 Golden Gate

PARCEL NO. 767-10
DATE ACQ: 8-17-60

OWNER'S ADDRESS: 431 22nd Ave.

IRS: \$85.25
CONSID: \$77,500

ZONING: CM

PRESENT USE: Office Warehse. BEST USE: Same

ASSESSED VALUE: Land \$ 7,420.00
Impr. 6,750.00
\$14,170.00

TAXES: \$ 1,177.52

LAND: DIMENSION 50 x 120 = 6,000

s.f.

IMPROVEMENTS: Condition Good-Poor

Effective Age 60

2 st. brick str. with warehse. and office on 1st flr. and stg. loft on 2nd flr. Bldg. has stg. bsmt. and old elevator. Portion of 1st flr. interior has been remodeled.

SUMMATION APPROACH:

Rounded to

Land 6,000 s.f. @ \$8.33+
Improvements 12,000 s.f. @ 2.50

\$ 50,000
30,000

\$80,000

MARKET COMPARISON:

Sales Most Comparable 767-10
6,000 s.f. @ \$ 13.00

\$ 78,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
1st flr.	550		550 (incl. bsmt.)
2nd flr.	300 asking		200
			750 x .05 =
			78,750
			78,800

LAND 50,000
IMPROVEMENTS 30,000

MARKET VALUE OF PROPERTY \$ 80,000

REDWOOD STREET



GOLDEN GATE AVENUE



APPRAISAL

59-4

OWNER: S. H. Langsam
PROPERTY ADDRESS: 661-63 Golden Gate

PARCEL NO. 767-11
DATE ACQ: 2-20-46

OWNER'S ADDRESS: 426 27th Ave.

IRS: No
CONSID: N-S-
BEST USE: Same

ZONING: CM

PRESENT USE: Store

ASSESSED VALUE: Land \$ 6,970.00
Impr. 4,200.00
\$ 11,170.00

TAXES: \$ 928.22

LAND: DIMENSION 47 x 120 = 5,640

s. f.

IMPROVEMENTS: Condition Good/Poor

Effective Age 50 ±

1 st. brick str. with full bsmt.

SUMMATION APPROACH:

Rounded to

Land	5,640 s.f. @ \$8.33±	\$ 47,000	
Improvements	5,640 s.f. @ 1.45	8,178	
		<u>55,178</u>	\$55,200

MARKET COMPARISON:

Sales Most Comparable	767-10		
5,640	s. f. @ \$ 9.50	\$ 53,580	53,600

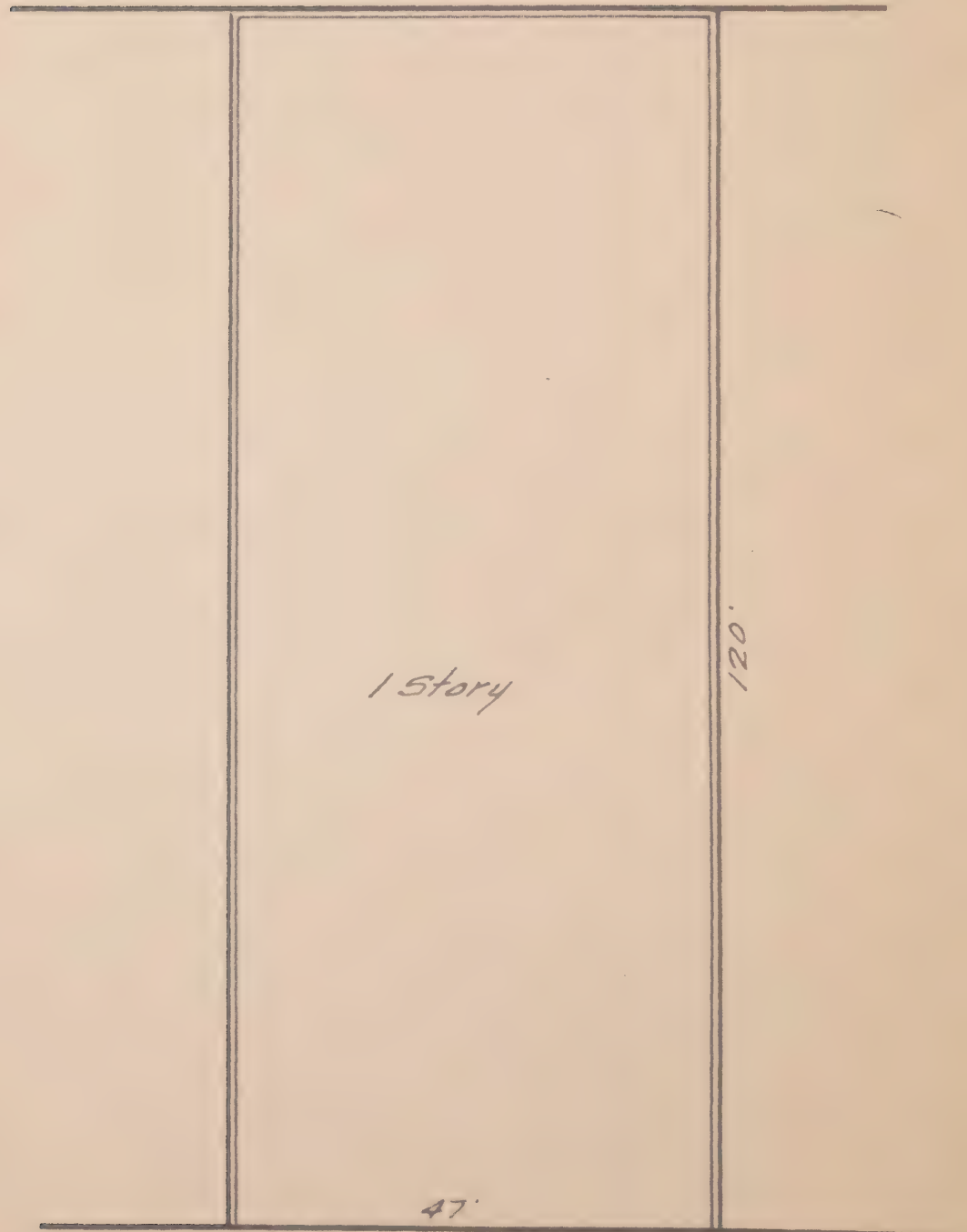
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store	Refused		400	
Basement	"		150	
			<u>550</u> x 100	55,000

LAND	\$ 47,000
IMPROVEMENTS	<u>8,000</u>

MARKET VALUE OF PROPERTY \$ 55,000

REDWOOD STREET



GOLDEN GATE AVENUE



APPRAISAL

59-3

OWNER: Anna Jennett
PROPERTY ADDRESS: 649-51 Golden Gate

PARCEL NO. 767-12
DATE ACQ: -

OWNER'S ADDRESS: 525 Humboldt, Brisbane

IRS: No
CONSID: N.S.
BEST USE: Com.

ZONING: CM PRESENT USE: Garage

ASSESSED VALUE: Land \$ 3,410.00
Impe. 1,100.00
\$ 4,510.00

TAXES: \$ 374.78

LAND: DIMENSION 23 x 120 = 2,760

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 60 ±

1 st. fr. str. with 1/2 bsmt.

SUMMATION APPROACH:

Rounded to

Land	2,760 s.f. @ \$8.33±	\$ 23,000	
Improvements	3,158 s.f. @ 1.50	4,737	
		<u>27,737</u>	\$27,700

MARKET COMPARISON:

Sales Most Comparable	769-23		
	2,760 s.f. @ \$ 10.00	\$	27,600

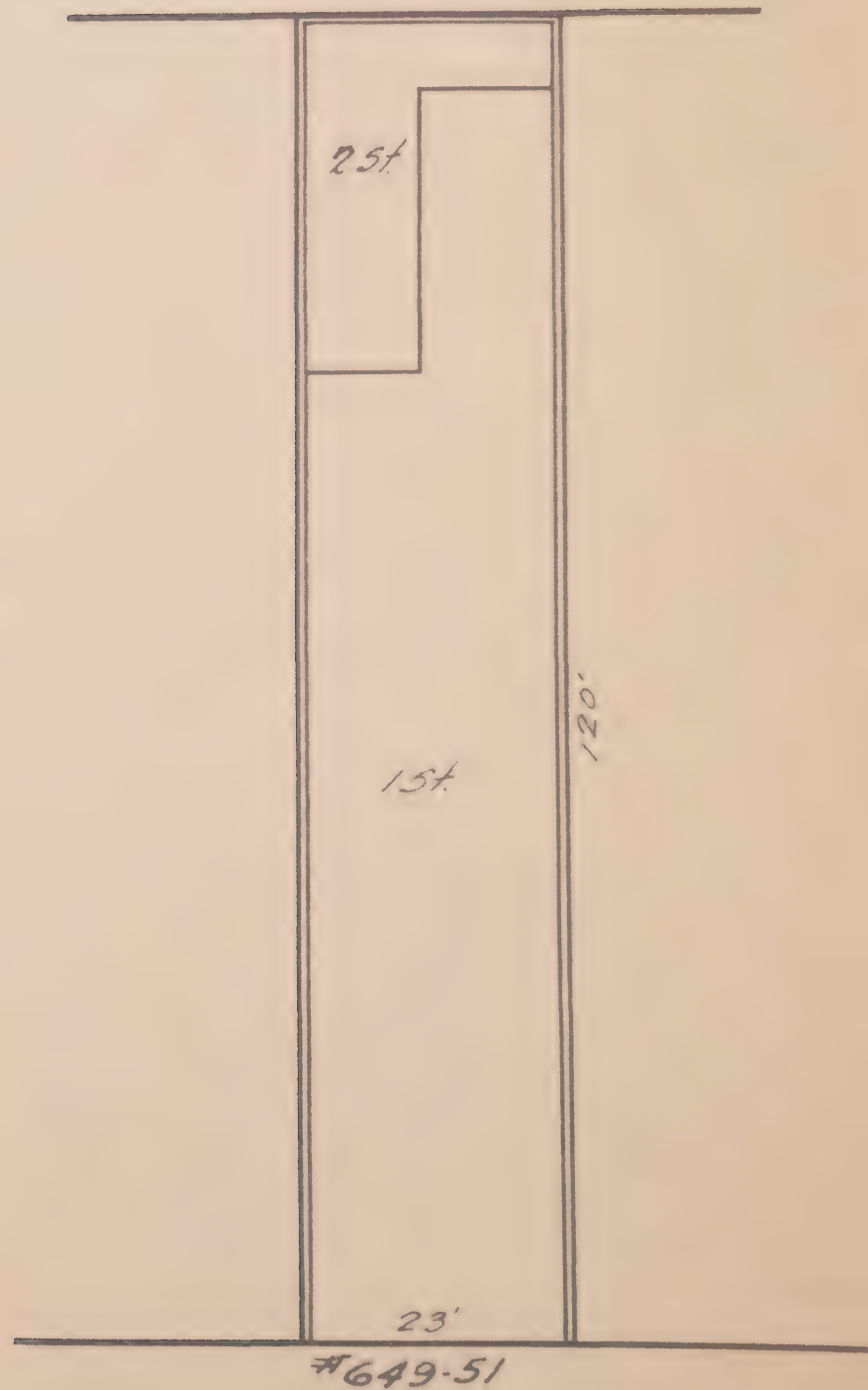
INCOME APPROACH:

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
	\$	\$	\$
200			260 x 100
			26,000

LAND	\$ 23,000
IMPROVEMENTS	<u>4,000</u>

MARKET VALUE OF PROPERTY \$ 27,000

REDWOOD STREET



GOLDEN GATE AVENUE



APPRAISAL

59-2
767-13
5-14-51

OWNER: Tullman H. SANDERSON JR.
PROPERTY ADDRESS: 535-45 Golden Gate

PARCEL NO.
DATE ACQ:

OWNER'S ADDRESS: 756-28th Ave.

IRS: \$69.85
CONSID: N.S.
BEST USE: Com.

ZONING: CH

PRESENT USE: Stores/Hotel

ASSESSED VALUE: Land \$ 10,650.00
Imps. 10,000.00
\$ 20,650.00

TAXES: \$ 1,716.02

LAND: DIMENSION 71.75 x 120 = 8,610

s.f.

IMPROVEMENTS: Condition

Fair

Effective Age 55 ±

2 st. fr. str. with 2 stores on 1st story and hotel with 31 rms. on 2nd flr.

ESTIMATION APPROACH:

Rounded to

Land 8,610 s.f. @ \$8.30+
Improvements 16,148 s.f. @ 1.75

\$ 71,500
28,759
99,759

\$99,800

MARKET COMPARISON:

Sales Most Comparable 767-10

8,610 s.f. @ \$ 11.50

\$ 99,015

\$99,000

INCOME APPROACH:

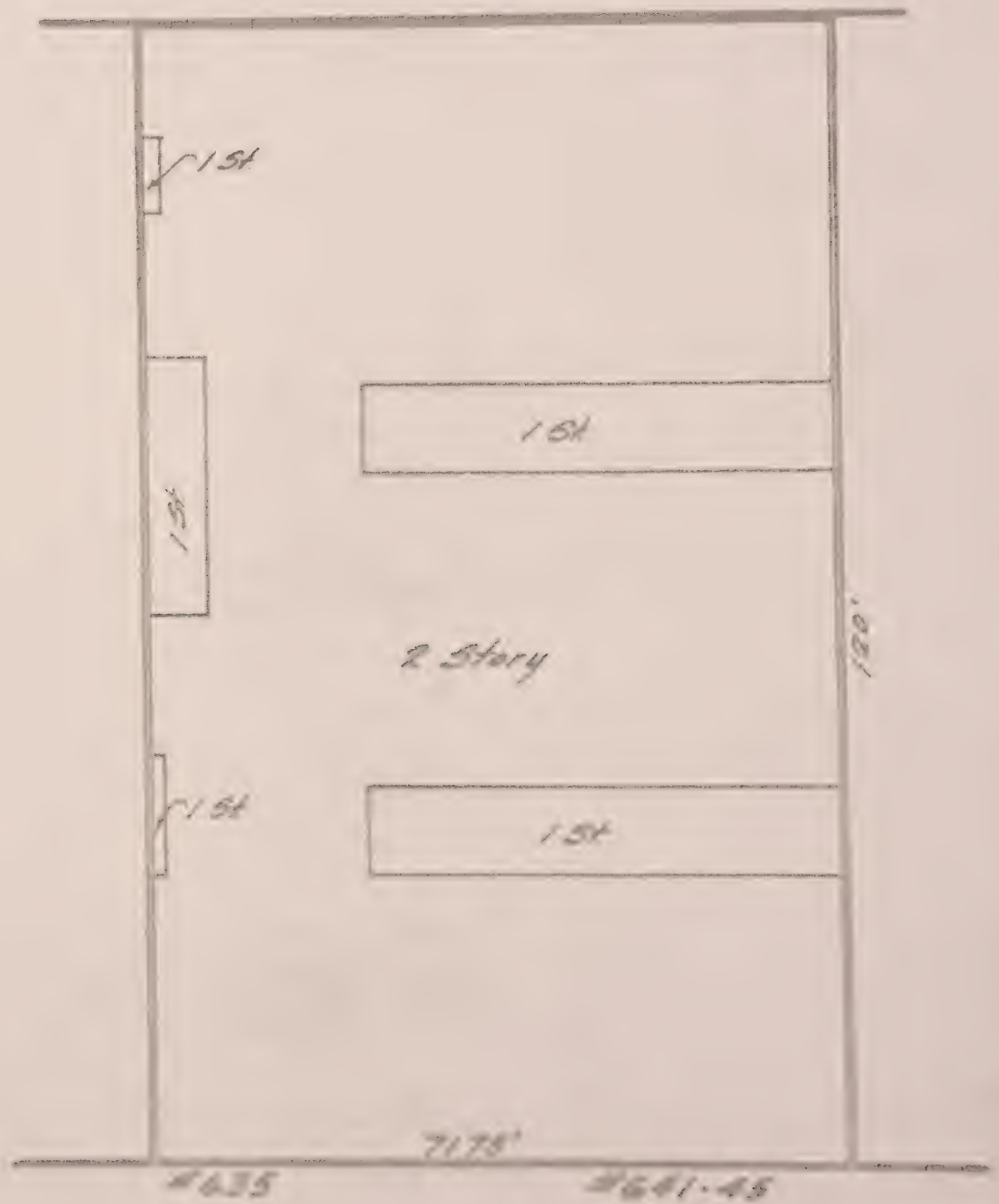
Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Stores (L)	540		600	
Hotel (L)	300		300	
			900 x 110	99,000

LAND
IMPROVEMENTS

\$ 71,500
27,500

MARKET VALUE OF PROPERTY \$ 99,000

REDWOOD STREET



GOLDEN GATE AVENUE

BLOCK 768

ELCOCK 768

	NAME	LAND	IMPS	TOTAL
-7	Ann Hirsch	\$ 51,000	\$14,000	\$ 65,000 ✓
-8	Sam Hirsch	40,500	16,500	57,000 ✓
-9	James Conlen Co.	75,500	24,500	100,000 ✓
-13	State of Calif.	24,500	-	24,500 ✓
-16	" " "	<u>102,000</u>	<u>2,500</u>	<u>104,500</u> ✓
		\$293,500	\$57,500	\$351,000



APPRAISAL

60-4
52-4

OWNER: Ann Hirsch
PROPERTY ADDRESS: 680-84 McAllister

PARCEL NO. 768-7
DATE ACQ: 9-22-61

OWNER'S ADDRESS: 684 McAllister

IRS: \$31.35
CONSID: Fam. Tsfr.
BEST USE: Present

ZONING: CM PRESENT USE: Warehouse

ASSESSED VALUE: Land \$ 5,160.00
Imps. 5,150.00
\$ 10,310.00

TAXES: \$ 856.76

LAND: DIMENSION Irregular - 7,450

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 40 ±

1 st. brick warehouse bldg. with minimum mezzanine (500 s.f.) area.

SUMMATION APPROACH:

Rounded to

Land	7,450 s.f. @ \$6.85±	\$ 51,000
Improvements	7,450 s.f. @ 2.00	14,900
		<u>65,900</u>

\$65,900

MARKET COMPARISON:

Sales Most Comparable 671-4; 767-10
7,450 s.f. @ \$ 8.70

\$ 64,815

64,800

INCOME APPROACH:

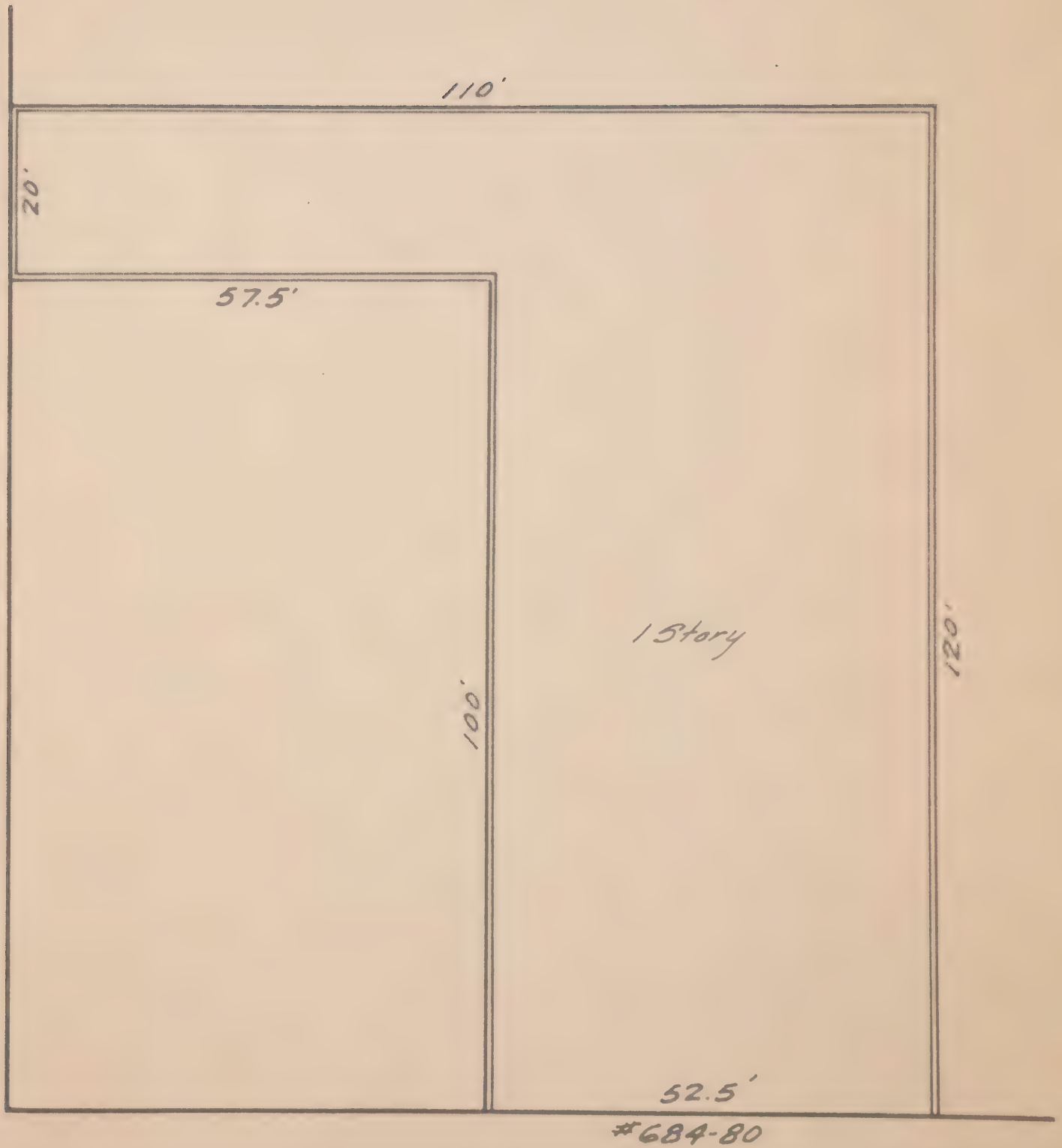
Units	Actual	Fair	Total Monthly
	\$	\$	\$
3 rms.	Owner occupied		600 x 100
			60,000

REMARKS: For Sale - \$70,000.

LAND	\$ 51,000
IMPROVEMENTS	<u>14,000</u>

MARKET VALUE OF PROPERTY \$ 65,000

GOUGH STREET



McALLISTER STREET



APPRAISAL

60-5
525

OWNER: Sam Hirsch et ux
PROPERTY ADDRESS: 692-98 McAllister

PARCEL NO. 768-8
DATE ACQ: 8-16-50

OWNER'S ADDRESS: 698 McAllister

IRS: -
CONSID: N.S.
BEST USE: Present

ZONING: CM PRESENT USE: Hskpg. rms.
and store

ASSESSED VALUE: Land \$ 5,440.00
Impe. 7,000.00
\$ 12,440.00

TAXES: \$ 1,033.76

LAND: DIMENSION 57.5 x 100 = 5,750 s.f.

IMPROVEMENTS: Condition Fair-to-good Effective Age 40

A 2 st. fr. stucco 4 rm. store (2 lg. showrms., 2 rms. at the rear),
and 10 housekeeping rms. above. Also, det. fr. gar.

SUMMATION APPROACH:

Rounded to

Land	5,750 s.f. @ \$7.04+	\$ 40,500	
Improvements	7,476 s.f. @ 2.00	\$14,952	
Garage	1,610 s.f. @ 1.00	1,610	
		16,562	
		57,062	\$57,100

MARKET COMPARISON:

Sales Most Comparable 767-10; 671-4
5,750 s.f. @ \$ 10.00 \$ 57,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store Owner occupied			450	
10 rms. @ \$30 = \$300			125	
			575 x 100	57,500

LAND	\$ 40,500
IMPROVEMENTS	16,500
MARKET VALUE OF PROPERTY	\$ 57,000

GOUGH STREET

#700

#712

#700

57.5'

gar.

2 Story

100'

#698-96

#694-92

MCALLISTER STREET



APPRAISAL

60-3

~~52-3~~

OWNER: James Conlen Co.
PROPERTY ADDRESS: 777-85 Golden Gate

PARCEL NO. 768-9
DATE ACQ: 3-9-26

OWNER'S ADDRESS: 2310 Broadway

IRS: -
CONSID: N.S.
BEST USE: Present

ZONING: CM PRESENT USE: Warehse. bldg.

ASSESSED VALUE: Land \$ 8,710.00
Impr. 12,900.00
\$ 21,610.00

TAXES: \$ 1,795.80

LAND: DIMENSION Irregular - 10,750 s.f.

IMPROVEMENTS: Condition Good Effective Age 40 ±

A 1 st. reinforced conc. warehouse type bldg. with 3 stg. lofts, 6 mezzanine offices, 3 corner offices and 1 lower office, and a basement area for a photo lab.

SUMMATION APPROACH:

Rounded to

Land	10,750 s.f. @ \$7.02+	\$ 75,500	
Improvements	10,594 s.f. @ 2.00	\$21,188	
Basement	3,850 s.f. @ 1.00	3,850	
		25,038	
		100,538	\$100,500

MARKET COMPARISON:

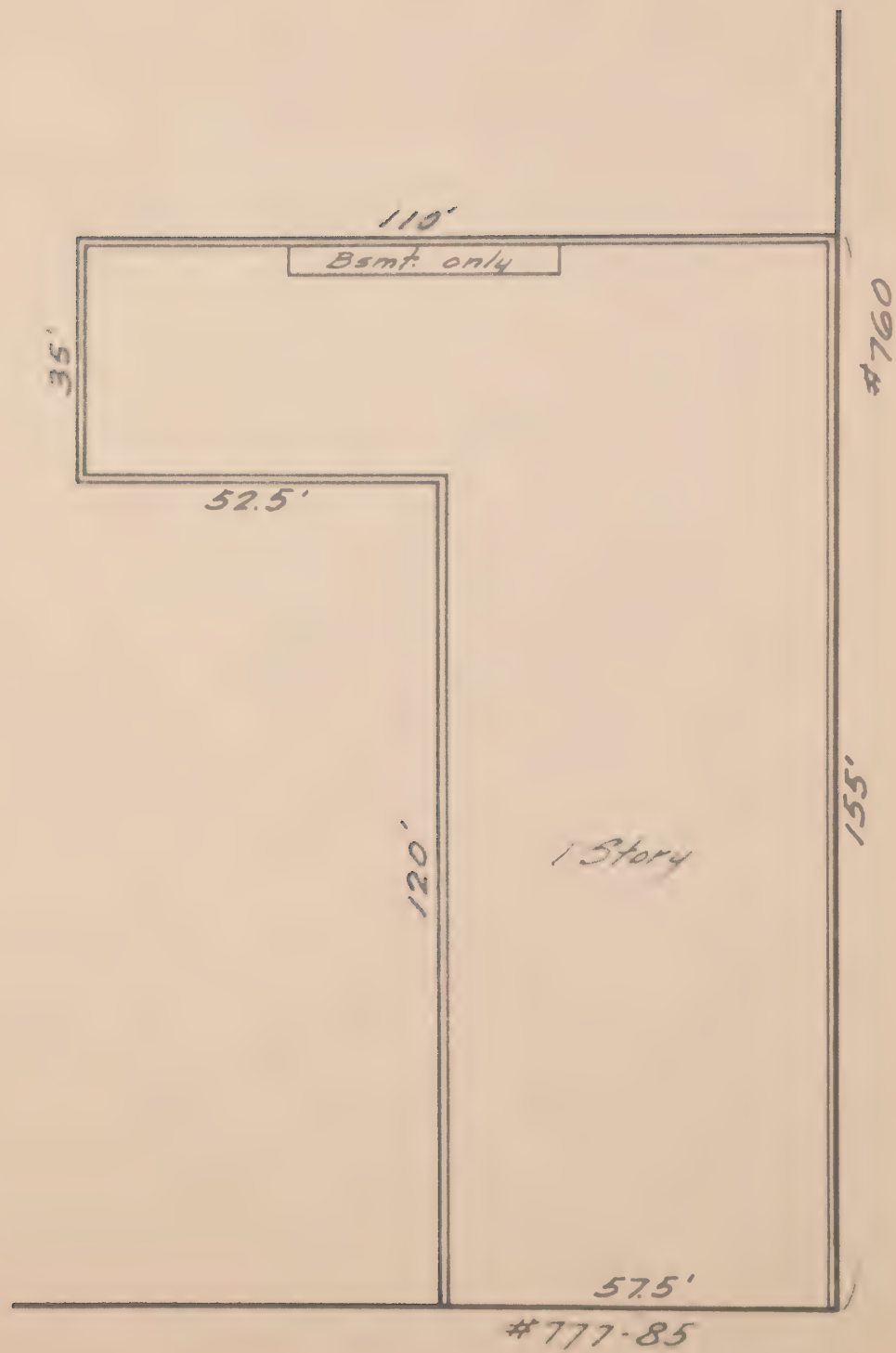
Sales Most Comparable 767-10; 671-4
10,750 s.f. @ \$ 9.50 \$ 102,125 102,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Bsmt.	\$275 + taxes = \$325		350
Rest of bldg. - Not avail.			650
			1,000 x 100
			100,000

LAND	\$ 75,500
IMPROVEMENTS	24,500

MARKET VALUE OF PROPERTY \$ 100,000



GOUGH STREET

GOLDEN GATE AVENUE

APPRaisal

60-1

~~52-1~~

OWNER: State of California
PROPERTY ADDRESS:

PARCEL NO. 768-13
DATE ACQ:

OWNER'S ADDRESS:

IRS:

CONSID:

ZONING: CM

PRESENT USE: State Hwy.
right of way

BEST USE: Present

ASSESSED VALUE: Land \$
Impr. \$

TAXES: \$

LAND: DIMENSION 120 x 137.5 = 16,500 s.f.

IMPROVEMENTS: Condition - Effective Age +

With the exception of the area stated below, the parcel is either burdened by an at grade off-ramp or by an elevated freeway str. It is possible that an easement can be obtained under the str. for parking purpose. The area would be approximately 7,200 s.f. The possible acquisition area is set forth below.

~~XXXXXXXXXXXXXXXXXXXX~~

Rounded to

Land Fee: 2,850 s.f. (if declared surplus)@\$1.00 2,850
~~XXXXXXXXXXXX~~
Easement: 7,200 s.f. (surface easement) @ \$3.00 21,600
24,450

\$24,500

MARKET COMPARISON:

Sales Most Comparable

s.f. @\$ \$

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$

REMARKS: Except for the SE triangular portion approx. 750 s.f. and the NW triangular portion approx. 2,100 s.f. the rema. is considered an integral part of the State Highway system. The State Highway states, at the present time, there is no surplus land.

LAND \$ 24,500
IMPROVEMENTS -

MARKET VALUE OF PROPERTY \$ 24,500

APPRAISAL

60-6
52-6
768-16

OWNER: State of California
 PROPERTY ADDRESS: NW cor. of McAllister St.
 and Franklin St.
 OWNER'S ADDRESS:

PARCEL NO.
 DATE ACQ:

ZONING: CM PRESENT USE: State parking and R/W
 IRS: CONSID: BEST USE: Parking

ASSESSED VALUE: Land \$
 Impe. \$ TAXES: \$

LAND: DIMENSION Irregular = 19,212 s.f.

IMPROVEMENTS: Condition Effective Age ±

Of the total area, approximately 9,000 s.f. is being utilized as part of the State Highway system. The rem. 10,200+ s.f. is unimproved except for the irregular shaped, asphalted, parking area (approx. 4,500 s.f.) along McAllister St.

~~SUMMARY APPROACH~~

Rounded to

Land 9,000 s.f. (not appr.-consid. integral part of the highway system)		
Fee: 10,200 s.f. (if declared surplus) @ \$10.	\$102,000	
Imps: Surfacing and fencing	2,500	
	<u>\$104,500</u>	\$104,500

MARKET COMPARISON:

Sales Most Comparable

s.f. @ \$

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
\$	\$	\$	\$

REMARKS: One-half of the area is now being used as a parking lot. According to the State Highway, this is considered surplus at the present time.

LAND	\$	102,000
IMPROVEMENTS		<u>2,500</u>

MARKET VALUE OF PROPERTY \$ 104,500

BLOCK 769

BLOCK 764

	NAME	LAND	IMPS	TOTAL
-2	James M. Baldwin	\$ 12,500	\$ 16,500	\$ 29,000 ✓
-2A	John R. Forde Jr.	12,500	15,000	27,500 ✓
-3	Paul Heiling	12,500	15,000	27,500 ✓
-4	Katherine Sukop	12,500	17,500	30,000 ✓
-5	Bernice L. Lee	17,000	35,000	52,000 ✓
-6	Herman Aron	16,500	11,500	28,000 ✓
-7	Isidore Kipnis	16,500	9,500	26,000 ✓
-8	Fannie Harris	26,250	5,750	32,000 ✓
-8A	Maria M. Clever	45,000	17,000	62,000 ✓
-9	Paul J. Hoffman	31,500	5,500	37,000 ✓
-10	Louis Hoffman	31,500	54,500	86,000 ✓
-12	" "	23,000	14,500	37,500 ✓
-13	Equities Dev. Co.	18,000	15,000	33,000 ✓
-14	Harriet Schwanen	7,000	10,000	17,000 ✓
-15	City & County of S.F.	33,750	29,750	63,500 ✓
-17, -17B	Willis C. Smith	14,500	14,500	29,000 ✓
-17A	Alice G. Wilson	24,500	22,000	46,500 ✓
-17C	Daisy Young	8,000	7,000	15,000 ✓
-18	Pauline K. Walcott	15,500	8,000	23,500 ✓
-18A	Alice L. Howard	15,500	8,000	23,500 ✓
-19	Florence D. Wilson	15,500	13,000	28,500 ✓
-20	Azanuya Co.	15,500	18,500	34,000 ✓
-21	Edward W. Ellis	15,500	14,500	30,000 ✓
-22	John R. Petrovich	15,500	5,500	21,000 ✓
-23	Joseph A. Johnson	20,500	21,000	41,500 ✓
-24	Betty Jane Coats	<u>19,000</u>	<u>43,000</u>	<u>62,000</u> ✓
		\$495,500	\$447,000	\$942,500



APPRAISAL

61-26

~~53-26~~

OWNER: James M. Baldwin
PROPERTY ADDRESS: 745 Gough

PARCEL NO. 769-2
DATE ACQ: 2-6-45

OWNER'S ADDRESS: 745 Gough

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: CM PRESENT USE: Shop & apt.

ASSESSED VALUE: Land \$ 1,500.00
Impe. 2,050.00
\$ 3,550.00

TAXES: \$ 295.00

LAND: DIMENSION 25 x 100 = 2,500

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 30 ±

A 1 st. conc. gar. bldg. with a 4 rm. apt. on mezzanine.

SUMMATION APPROACH:

Rounded to

Land	2,500 s. f. @ \$5.00	\$ 12,500	
Improvements	3,125 s. f. @ 5.00	15,625	
		<u>28,125</u>	\$28,100

MARKET COMPARISON:

Sales Most Comparable	769-23; 762-6		
	2,500 s. f. @ \$ 13.00	\$	32,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Shop	Owner		200	
Apt.	Owner		65	
			<u>265</u> x 110 =	
			29,150	29,200

LAND	\$ 12,500
IMPROVEMENTS	16,500

MARKET VALUE OF PROPERTY \$ 29,000





APPRAISAL

61-25
~~53-25~~

OWNER: John R. Forde, Jr. et al
PROPERTY ADDRESS: 743 Gough

PARCEL NO. 769-2A
DATE ACQ: 1957

OWNER'S ADDRESS: Forde Bldg., 1991 Locust St.,
Walnut Creek
ZONING: CM PRESENT USE: Shop

IRS:
CONSID: N.S.
BEST USE: Same

ASSESSED VALUE: Land \$ 1,500.00
Impr. 2,050.00
\$ 3,550.00

TAXES: \$ 295.00

LAND: DIMENSION 25 x 100 = 2,500

IMPROVEMENTS: Condition Fair

Effective Age 30 ±

A 1 st. conc. gar. bldg. with stg. mezzanine.

SUMMATION APPROACH:

Rounded to

Land	2,500 s.f. @ \$5.00	\$ 12,500
Improvements	3,000± s.f. @ 5.00	<u>15,000</u>

\$27,500

MARKET COMPARISON:

Sales Most Comparable	769-23; 762-6
2,500 s.f. @ \$	12.00

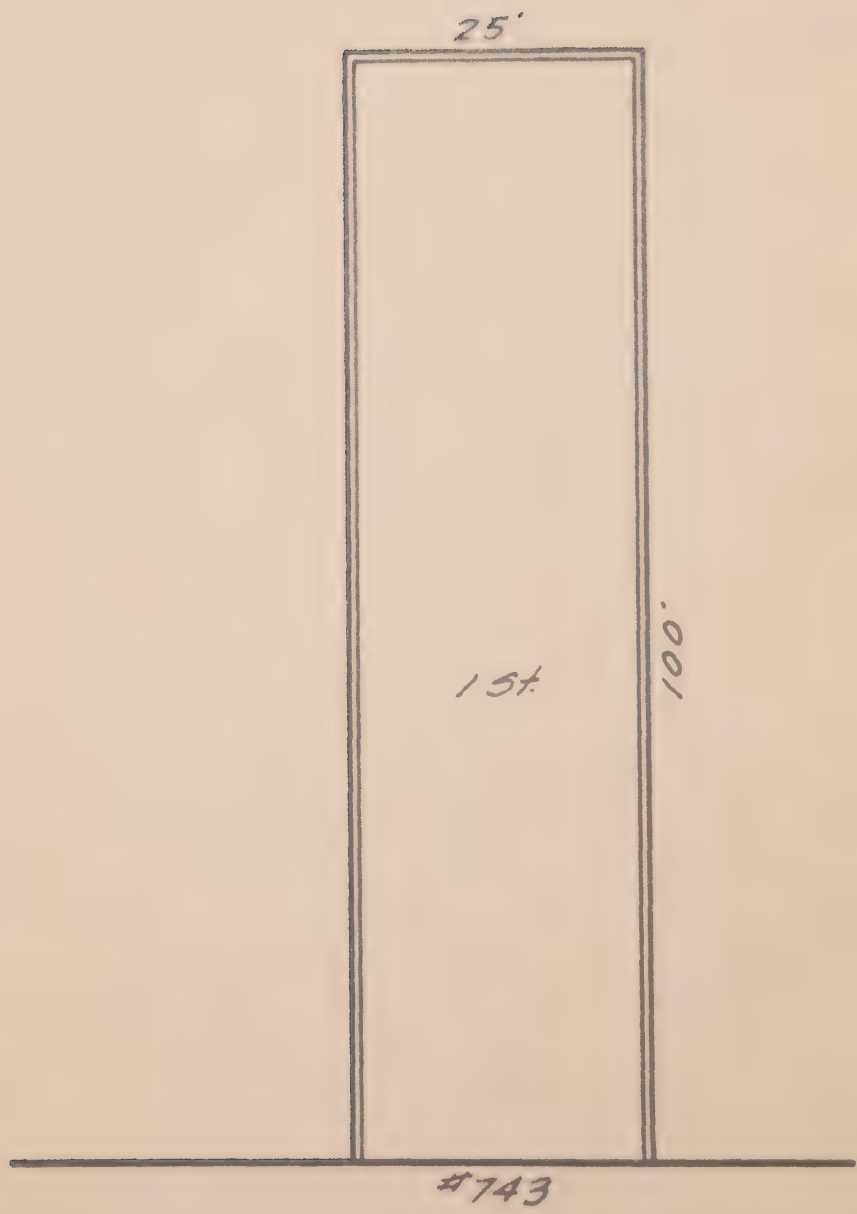
\$ 30,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Shop (L)	175		225 x 110 = 24,750
			24,800

LAND	\$ 12,500
IMPROVEMENTS	<u>15,000</u>

MARKET VALUE OF PROPERTY \$ 27,500



GOUGH

STREET



APPRAISAL

61-24

~~53-24~~

OWNER: Paul Heiling et ux
PROPERTY ADDRESS: 735 Gough

PARCEL NO. 769-3
DATE ACQ: 6-20-47

OWNER'S ADDRESS: 160 Central., Los Gatos

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: CM PRESENT USE: Shop

ASSESSED VALUE: Land \$ 1,500.00
Imps. 2,500.00
\$ 4,000.00

TAXES: \$ 324.10

LAND: DIMENSION 25 x 100 = 2,500

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 30 ±

A 1 st. conc. shop bldg. with stg. mezzanine. Lessee has installed a spray paint booth which is considered personalty.

SUMMATION APPROACH:

Rounded to

Land	2,500 s.f. @ \$5.00	\$ 12,500
Improvements	3,125 s.f. @ 5.00	15,625
		<u>28,125</u>

\$28,100

MARKET COMPARISON:

Sales Most Comparable 769-23; 762-6
2,500 s.f. @ \$ 12.00

\$

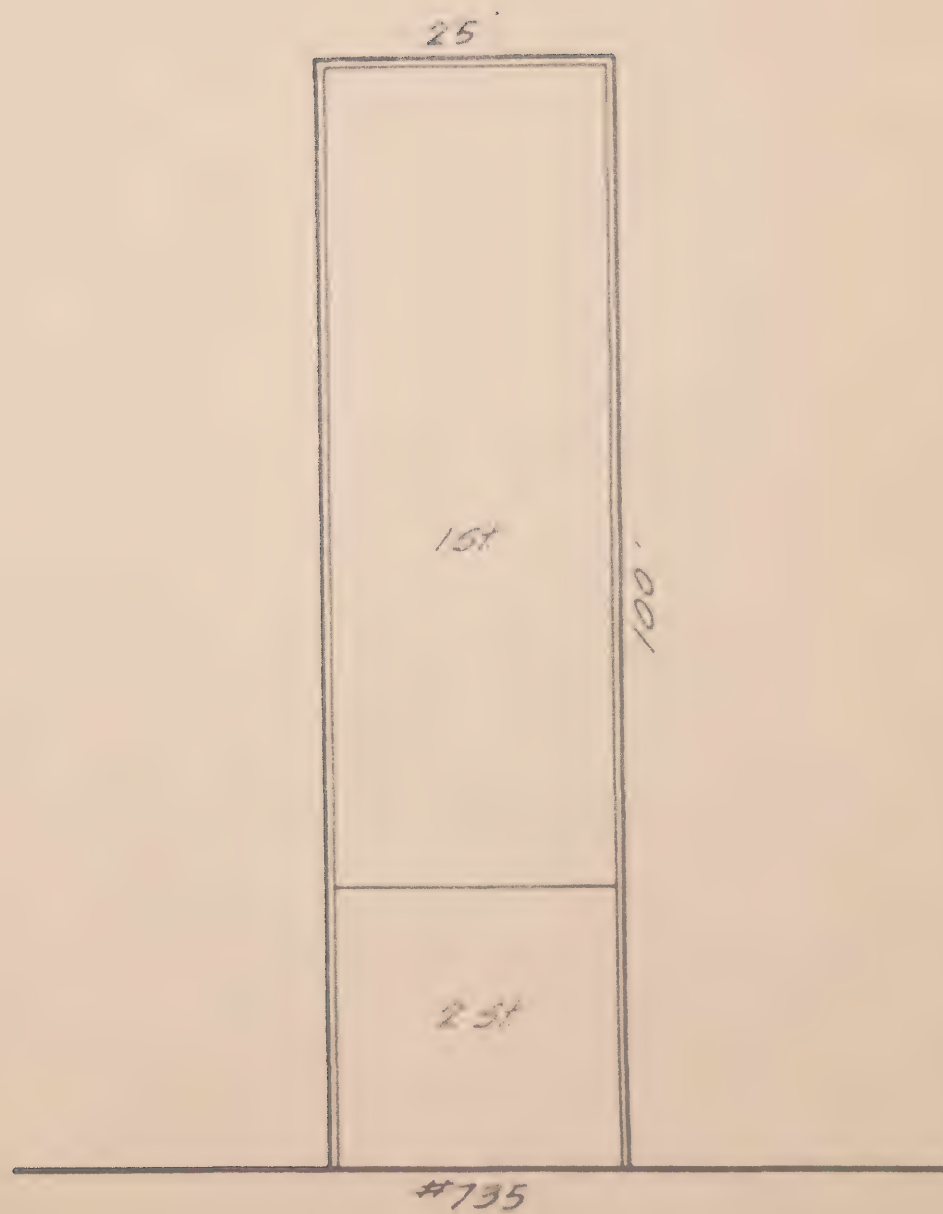
30,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Shop (L)	225		225 x 110 = 24,750
			24,800

LAND	\$ 12,500
IMPROVEMENTS	<u>15,000</u>

MARKET VALUE OF PROPERTY \$ 27,500



GOUGH

STREET



APPRAISAL

61-23
~~53-23~~

OWNER: Katharina Sukop
PROPERTY ADDRESS: 727 Gough

PARCEL NO. 769-4
DATE ACQ: 5-28-51

OWNER'S ADDRESS: 270 Valdez

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: CM

PRESENT USE: Shop & apts.

ASSESSED VALUE: Land \$ 1,500.00
Impe. 4,800.00
\$ 6,300.00

TAXES: \$ 523.54

LAND: DIMENSION 25 x 100 = 2,500

s. f.

IMPROVEMENTS: Condition Fair-to-poor

Effective Age 60

A 3 st. fr. bldg. with a shop on 1st flr. and a 6 rm. flat on 2nd and 3rd flrs. Lessee of shop has installed partitions, etc. but machinery is treated as personalty.

SUMMATION APPROACH:

Rounded to

Land 2,500 s. f. @ \$5.00
Improvements 6,008 s. f. @ 3.00

\$ 12,500
18,024
30,524

\$30,500

MARKET COMPARISON:

Sales Most Comparable 771-3; 769-6
2,500 s. f. @ \$ 12.00

\$ 30,000

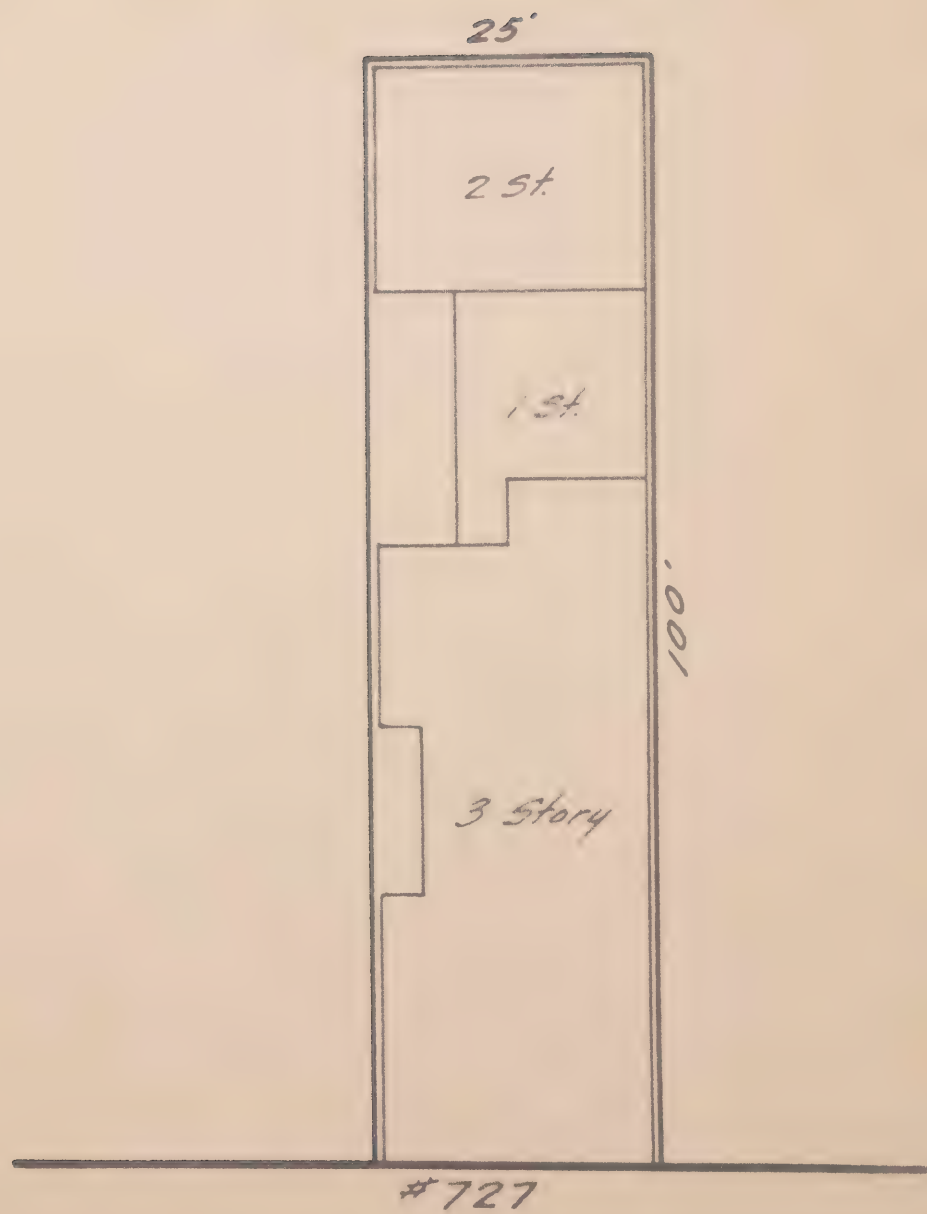
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Shop (L)	200		200
2-6 rm. flats	75		150
			350 x 90

31,500

LAND \$ 12,500
IMPROVEMENTS 17,500

MARKET VALUE OF PROPERTY \$ 30,000



GOUGH STREET



APPRAISAL

61-22
~~53-22~~

OWNER: Bernice L. Lee
PROPERTY ADDRESS: 700 McAllister

PARCEL NO. 769-5
DATE ACQ: 1-24-41 &
12-21-43

OWNER'S ADDRESS: 719 Longridge, Oakland

IRS: -

ZONING: CM

PRESENT USE: Stores & apts.

CONSID: N.S.

BEST USE: Same

ASSESSED VALUE: Land \$ 2,340.00
Imps. 9,000.00
\$ 11,340.00

TAXES: \$ 942.36

LAND: DIMENSION 30.08 x 100 = 3,008 s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 50

A 3 st. fr. and stucco bldg. with a partial stg. bsmt., 4 stores, 6-3 rm. and 4-4 rm. apts. Some renovation but mediocre maintenance.

SUMMATION APPROACH:

Rounded to

Land	3,008 s.f. @ \$5.65+	\$ 17,000	
Improvements	8,958 s.f. @ 4.00	35,833	
		52,832	\$52,800

MARKET COMPARISON:

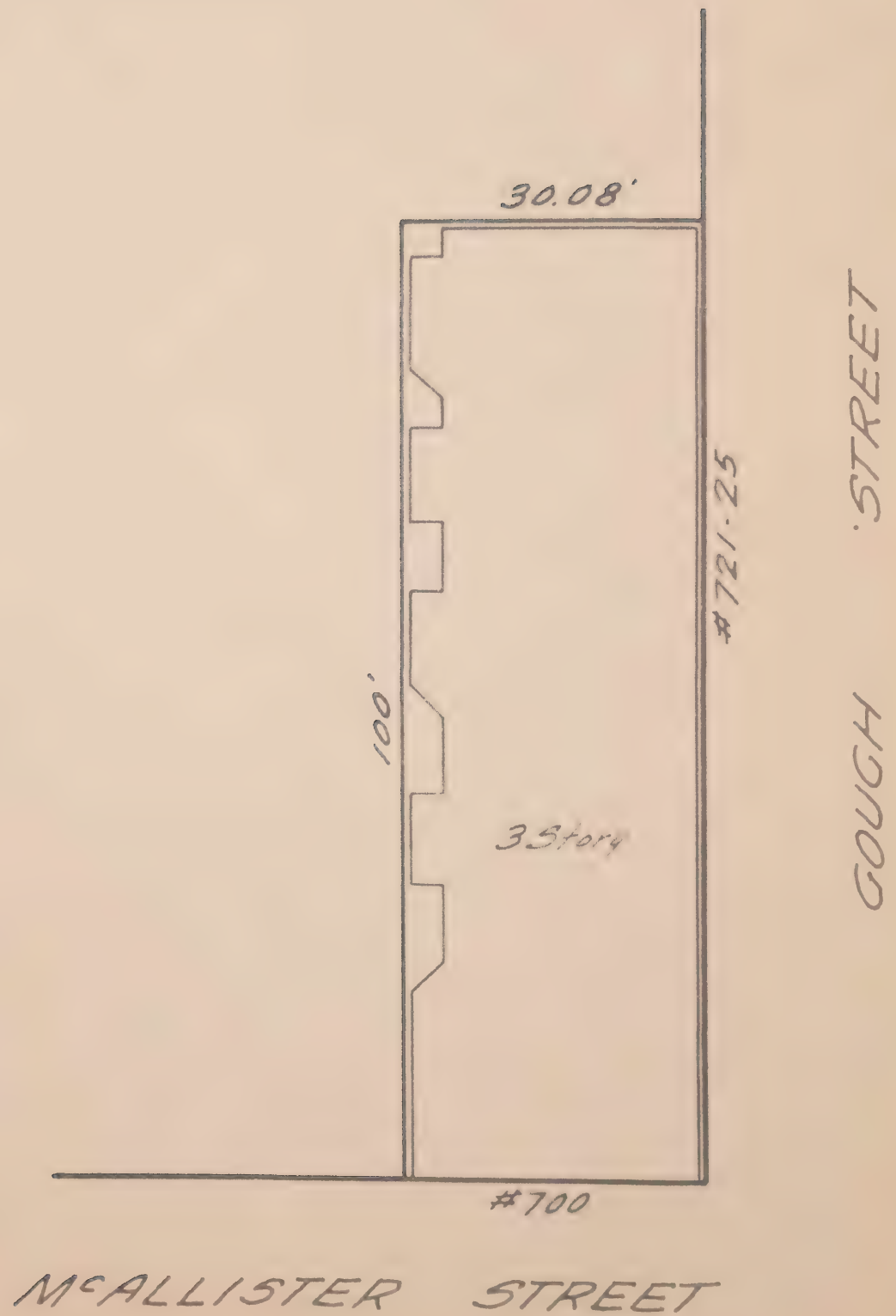
Sales Most Comparable	769-6; 769-13		
3,008	s.f. @ \$ 17.00	\$ 51,136	51,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
3 stores	Vac.	75	225	
1 store (L)	75		75	
6-3 rm.	55	55	330	
4-4 rm.	60	60	240	
			870 x 60 =	52,200

LAND	\$ 17,000
IMPROVEMENTS	35,000

MARKET VALUE OF PROPERTY \$ 52,000





APPRAISAL

61-21

~~53-21~~

OWNER: Herman Aron et ux
PROPERTY ADDRESS: 708-14 McAllister

PARCEL NO. 769-6
DATE ACQ: 3-22-60

OWNER'S ADDRESS: 2381 Bay St.

IRS: -

CONSID: \$24,250

ZONING: CM

PRESENT USE: Store & apt.

BEST USE: Same

ASSESSED VALUE: Land \$ 2,620.00
Impr. 6,000.00
\$ 8,620.00

TAXES: \$ 716.32

LAND: DIMENSION 34.92 x 100 = 3,492

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 40 ±

A 2 st. brick bldg. with a store on the 1st flr. and 14 rms. on the 2nd flr. There is only 1 bath for the 2nd flr. There is only 1 bath for the 2nd flr. Some renovation recently.

SUMMATION APPROACH:

Rounded to

Land	3,492 s.f. @ \$4.73+	\$ 16,500
Improvements	6,620 s.f. @ 1.75	11,585
		<u>28,085</u>

\$28,100

MARKET COMPARISON:

Sales Most Comparable 771-3; 769-17A
3,492 s.f. @ \$ 8.00

\$ 27,936

27,900

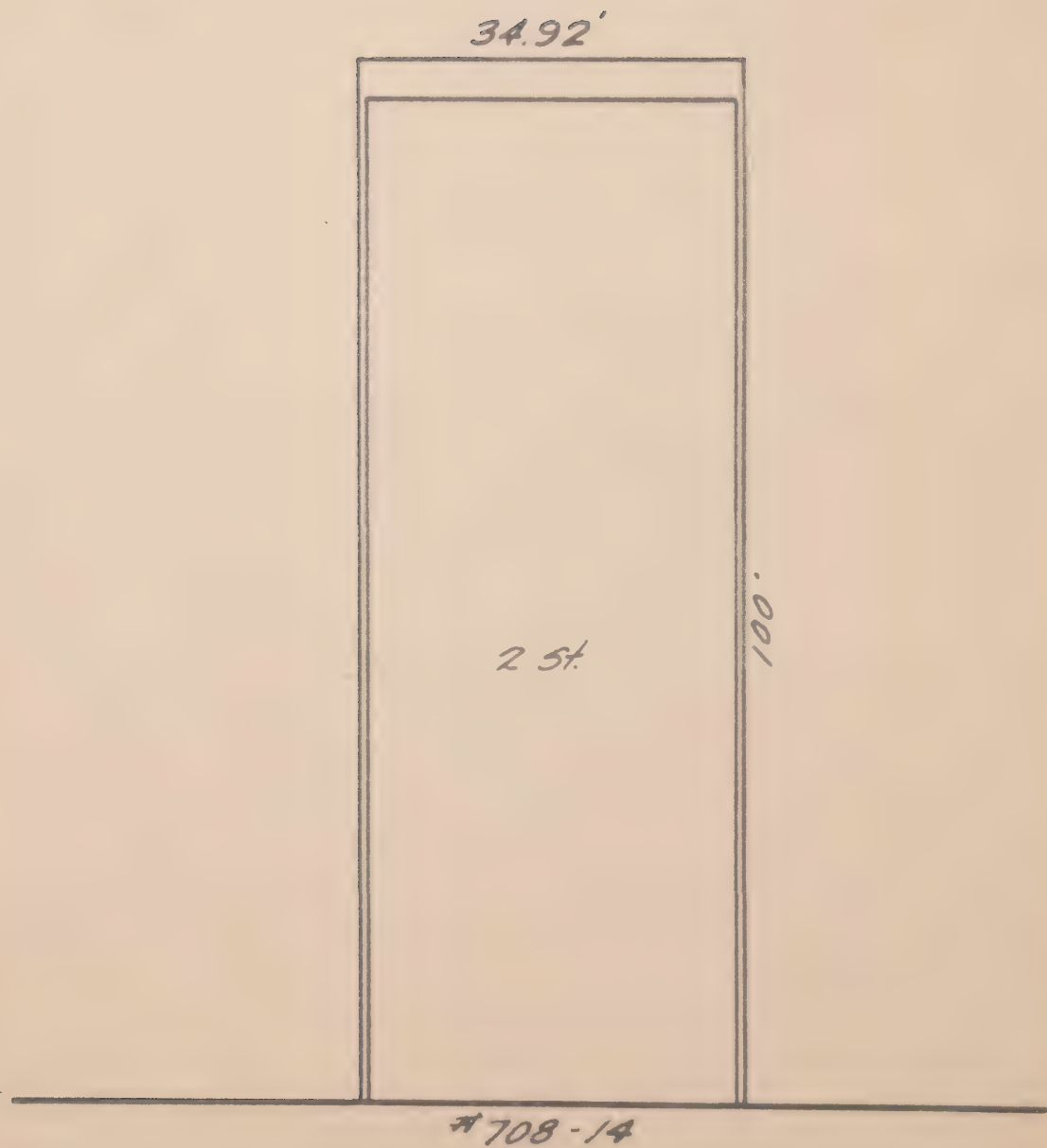
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store		Owner	200	
14 rms. (gross)		490 Master Lease	150	
			<u>350</u> x 80	28,000

Owner has reportedly spent \$3,500 on property since purchase.

LAND	\$ 16,500
IMPROVEMENTS	<u>11,500</u>

MARKET VALUE OF PROPERTY \$ 28,000



M^cALLISTER STREET



APPRAISAL

61-20
53-20

OWNER: Isidore Kipnis
PROPERTY ADDRESS: 716-22 McAllister

PARCEL NO. 769-7
DATE ACQ: 1929

OWNER'S ADDRESS: 2586-36th Ave.

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: CM PRESENT USE: Store & apt.

ASSESSED VALUE: Land \$ 2,630.00
Impe. 1,000.00
\$ 3,630.00

TAXES: \$ 301.66

LAND: DIMENSION 35 x 100 = 3,500 s.f.

IMPROVEMENTS: Condition Poor-to-fair Effective Age 60 ±

A 2 st. fr. str. with a store, a 5 rm. apt. and open loft stg.

SUMMATION APPROACH:

Rounded to

Land	3,500 s.f. @ \$4.71+	\$ 16,500	
Improvements	6,160 s.f. @ 1.50	9,240	
		<u>25,740</u>	\$25,700

MARKET COMPARISON:

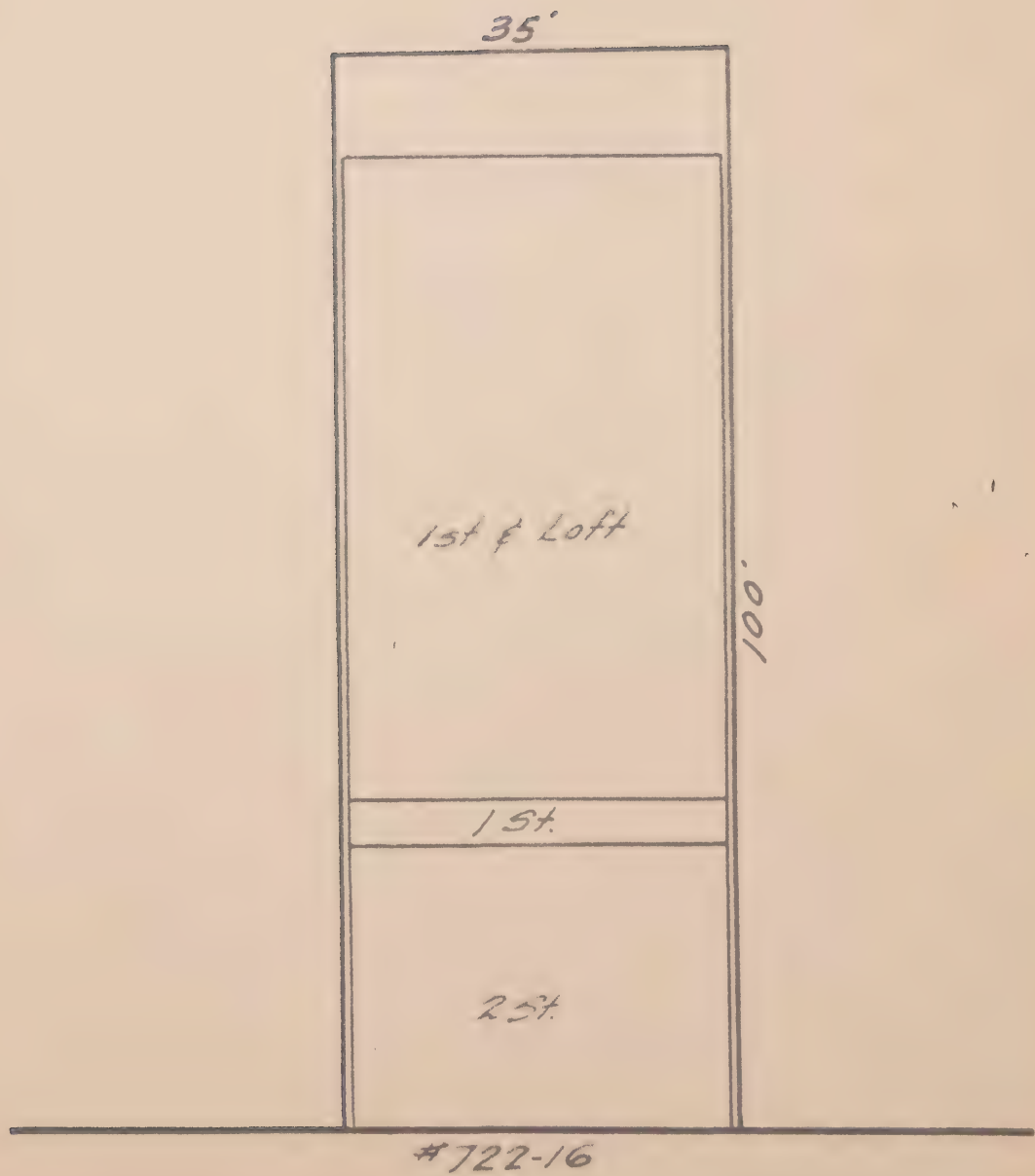
Sales Most Comparable	769-6; 762-13		
	3,500 s.f. @ \$ 7.75	\$ 27,125	27,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store (L)	150		200	
Apt.	50		65	
			<u>265</u> x 100	26,500

LAND	\$ 16,500
IMPROVEMENTS	<u>9,500</u>

MARKET VALUE OF PROPERTY \$ 26,000



McALLISTER STREET



APPRAISAL

61-19
~~53-19~~

OWNER: Fannie Harris
PROPERTY ADDRESS: 724-28 McAllister

PARCEL NO. 769-8
DATE ACQ:

OWNER'S ADDRESS: 724 McAllister

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: CM PRESENT USE: Stores

ASSESSED VALUE: Land \$ 3,500.00
Imps. 1,600.00
\$ 5,100.00

TAXES: \$ 423.82

LAND: DIMENSION 41.5 x 137.5 = 5,706 s.f.

IMPROVEMENTS: Condition Poor-to-fair Effective Age 50

A 1 st. fr. bldg. used as 2 stores. Some mezzanine stg.

SUMMATION APPROACH:

Rounded to

Land	5,706 s.f. @ \$4.60+	\$ 26,250	
Improvements	6,365 s.f. @ 1.00	6,365	
		<u>32,615</u>	\$32,600

MARKET COMPARISON:

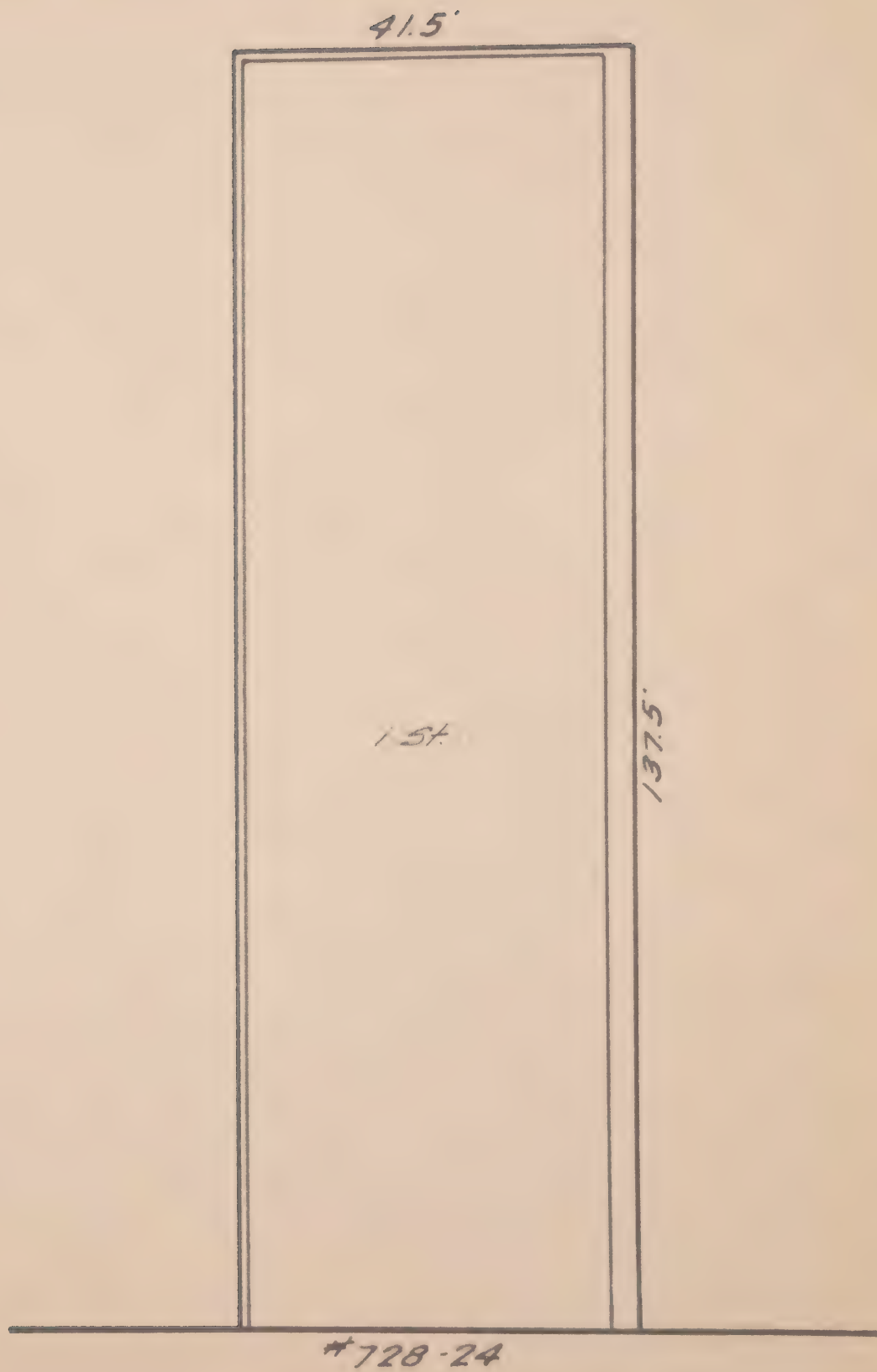
Sales Most Comparable	769-23; 762-6		
5,706	s.f. @ \$ 5.50	\$ 31,383	31,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store	75		75	
Store (L)	200		<u>225</u>	
			300 x 110	33,000

LAND	\$ 26,250
IMPROVEMENTS	<u>5,750</u>

MARKET VALUE OF PROPERTY \$ 32,000



McALLISTER STREET



APPRAISAL

61-18
~~53-18~~

OWNER: Maria M. Clever
 PROPERTY ADDRESS: 736-46 McAllister

PARCEL NO. 769-8A
 DATE ACQ: 4-14-60

OWNER'S ADDRESS: 43-A Worth

IRS: \$2.20
 CONSID: \$57,000

ZONING: CM

PRESENT USE: Stores & apts. BEST USE: Same

ASSESSED VALUE: Land \$ 5,990.00
 Imps. 5,250.00
 \$ 11,240.00

TAXES: \$ 934.04

LAND: DIMENSION 71 x 137.5 = 9,763

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 70

A 3 st. fr. bldg. with 3 stores on 1st flr. and 4-5 rm. flats on ea. upper flr. Formerly a hotel that was converted to apts. last year.

SUMMATION APPROACH:

Rounded to

Land	9,763 s.f. @ \$4.61+	\$ 45,000
Improvements	17,472 s.f. @ 1.00	17,472
		<u>62,472</u>

\$62,500

MARKET COMPARISON:

Sales Most Comparable	771-14; 770-6; 758-10	
	9,763 s.f. @ \$ 6.25	\$ 61,019

61,000

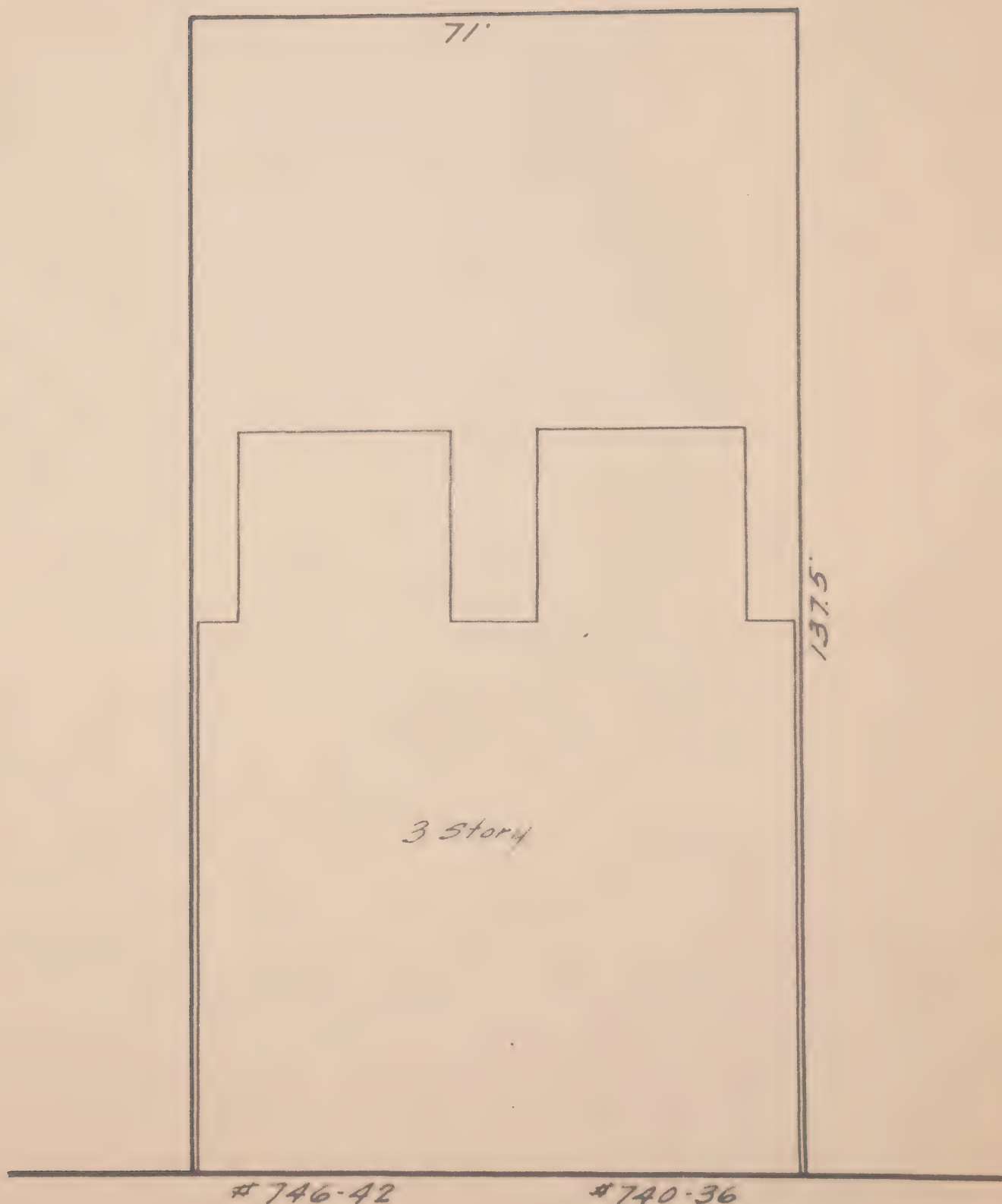
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Store (L)	70		70
Store	150		150
Store	90		90
6-5 rm.	80		480
2-5 rm.	90		180
			<u>970</u>
			x 65 =
			63,050

63,100

LAND	\$ 45,000
IMPROVEMENTS	<u>17,000</u>

MARKET VALUE OF PROPERTY \$ 62,000



McALLISTER STREET



APPRAISAL

61-17
53-17

OWNER: Paul J. Hoffman
PROPERTY ADDRESS: 752-60 McAllister

PARCEL NO. 769-9
DATE ACQ: 10-2-41

OWNER'S ADDRESS: 3248 Brycelor Dr., Eugene, Oregon

ZONING: CM

PRESENT USE: Stores

IRS: -
CONSID: n.s.
BEST USE: Same

ASSESSED VALUE: Land \$ 4,220.00
Imps. 3,250.00
\$ 7,470.00

TAXES: \$ 620.76

LAND: DIMENSION 50 x 137.5 = 6,875

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 50

A 1 st. tile and stucco bldg. used as 2 stores.

SUMMATION APPROACH:

Rounded to

Land 6,875 s.f. @ \$4.58+ \$ 31,500
Improvements 5,000 s.f. @ 1.50 7,500

\$39,000

MARKET COMPARISON:

Sales Most Comparable 769-23; 762-6
6,875 s.f. @ \$ 5.50

\$ 37,813

37,800

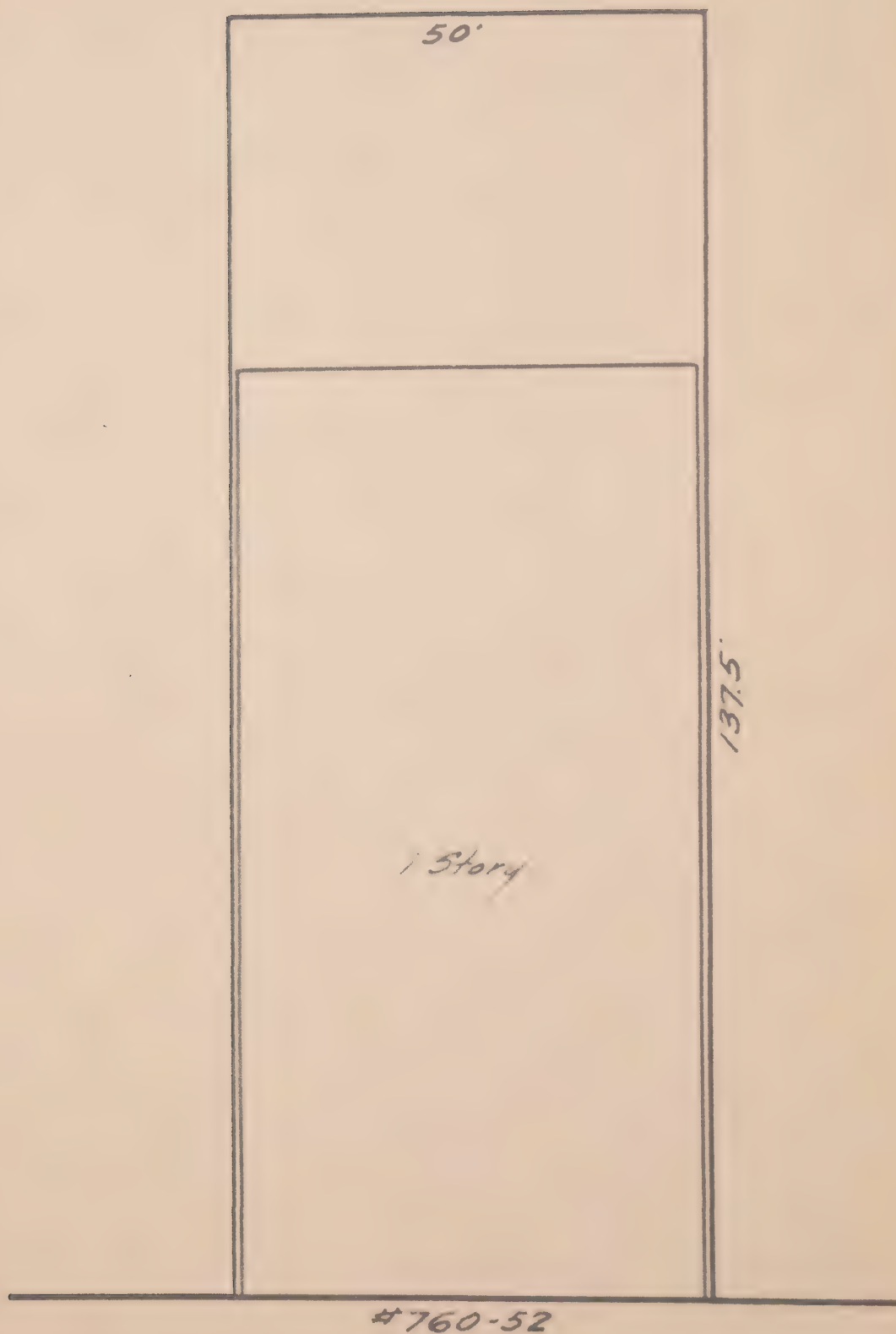
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Store (L) 200			225
Store (L) 95			100
			325 x 110 =
			35,750

35,800

LAND \$ 31,500
IMPROVEMENTS 5,500

MARKET VALUE OF PROPERTY \$ 37,000



McALLISTER STREET



APPRAISAL

61-
58-16
pin.
see 12

OWNER: Louis Hoffman
PROPERTY ADDRESS: 770 McAllister

PARCEL NO. 769-10
DATE ACQ: 4-26-40

OWNER'S ADDRESS: 770 McAllister

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: CM

PRESENT USE: Store & Offices

ASSESSED VALUE: Land \$ 4,220.00
Imps. 14,000.00
\$ 18,220.00

TAXES: \$ 1,514.08

LAND: DIMENSION 50 x 137.5 = 6,875

s. f.

IMPROVEMENTS: Condition Good

Effective Age 30

A 2 and 3 st. reinforced conc. bldg. used for retail sales, office space and stg. Some of the offices are completely modern.

SUMMATION APPROACH:

Rounded to

Land	6,875 s.f. @ \$4.58±	\$ 31,500
Improvements	12,150 s.f. @ 4.00	\$48,600
	3,042 s.f. @ 2.00	6,084
		<u>54,684</u>
		86,184

\$86,200

MARKET COMPARISON:

Sales Most Comparable	773-19; 731-3	
	6,875 s.f. @ \$ 13.00	\$ 89,375
		89,400

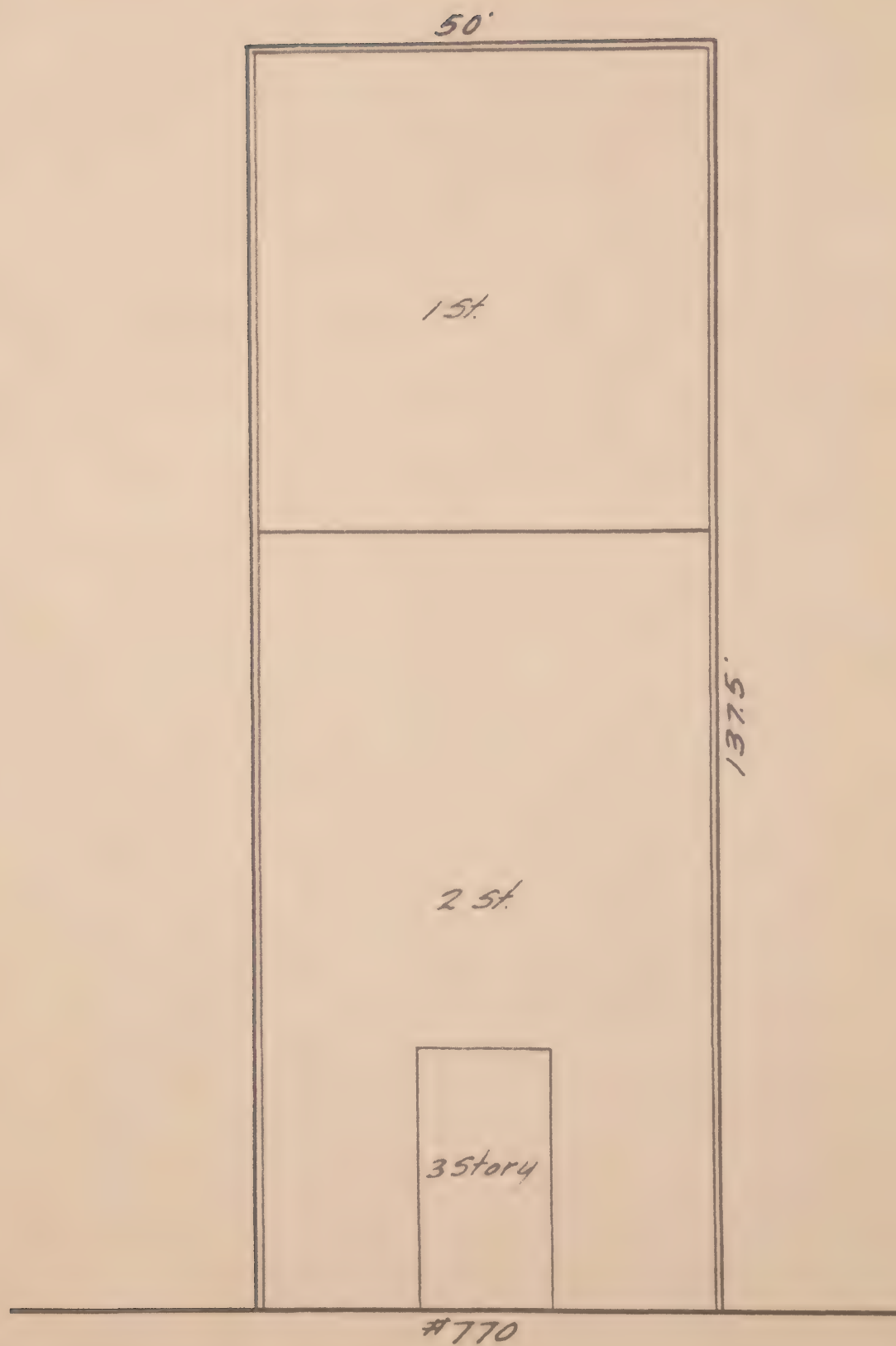
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Entire	750*		900 x 95
			85,500

*A partner of firm owns the property so present rent is not "open market".

LAND	\$ 31,500
IMPROVEMENTS	54,500

MARKET VALUE OF PROPERTY \$ 86,000



McALLISTER STREET



APPRAISAL

61-16 ptns
B-16
pin

OWNER: Louis Hoffman
PROPERTY ADDRESS: 776-86 McAllister

PARCEL NO. 769-12
DATE ACQ: 1954

OWNER'S ADDRESS: 770 McAllister

IRS: -
CONSID: N.S.

ZONING: CM

PRESENT USE: Stores & Hotel BEST USE: Store & apts.

ASSESSED VALUE: Land \$ 3,750.00
Imps. 5,500.00
\$ 9,250.00

TAXES: \$ 768.68

LAND: DIMENSION 50 x 100 = 5,000

IMPROVEMENTS: Condition Poor

Effective Age 70

A 3 st. wd. fr. bldg. with 2 stores on street flr. and 23 hotel rms. above. There are 2 kitchens on ea. upper flr. and a 2-rm. manager's apt.

SUMMATION APPROACH:

Rounded to

Land 5,000 s.f. @ \$4.60
Improvements 14,916 s.f. @ 1.00

\$ 23,000
14,916
37,916

\$37,900

MARKET COMPARISON:

Sales Most Comparable 769-17A; 769-6
5,000 s.f. @ \$ 7.50

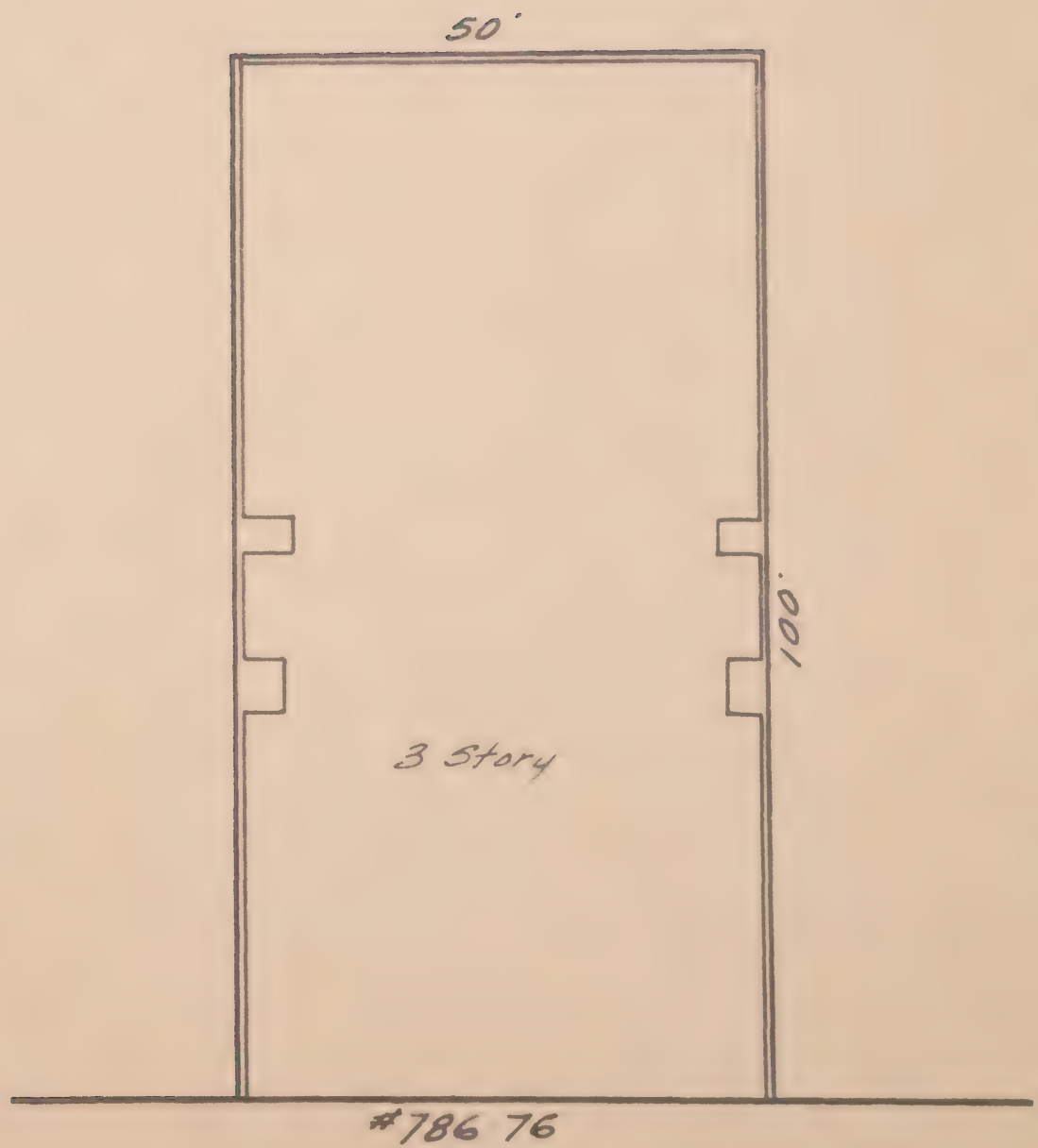
\$ 37,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store	105		100	
Store	Owner		100	
23 rms. (ML)	200		200	
			400 x 90	36,000

LAND \$ 23,000
IMPROVEMENTS 14,500

MARKET VALUE OF PROPERTY \$ 37,500



M^cALLISTER STREET



APPRAISAL

61-15
53-15

OWNER: Equities Development Corp.
PROPERTY ADDRESS: 788-94 McAllister

PARCEL NO. 769-13
DATE ACQ: 8-31-59

OWNER'S ADDRESS: 2031 Union

IRS: \$7.70
CONSID: \$32,000 Ind.
BEST USE: Apts.

ZONING: CM PRESENT USE: Stores & rms.

ASSESSED VALUE: Land \$ 4,280.00
Imps 2,750.00
\$ 7,030.00

TAXES: \$ 584.20

LAND: DIMENSION 50 x 71.33 = 3,567

IMPROVEMENTS: Condition Poor Effective Age 70 =

A 3 st. fr. bldg. with 3 stores at street level and 16 hotel rms. upstairs. In addition, there are 3 rms. being repaired. Two toilets on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	3,567 s.f. @ \$5.05+	\$ 18,000	
Improvements	9,780 s.f. @ 1.50	14,670	
		<u>32,670</u>	\$32,700

MARKET COMPARISON:

Sales Most Comparable 679-17A; 769-6		
3,567 s.f. @ \$ 8.50	\$ 30,320	30,300

INCOME APPROACH:

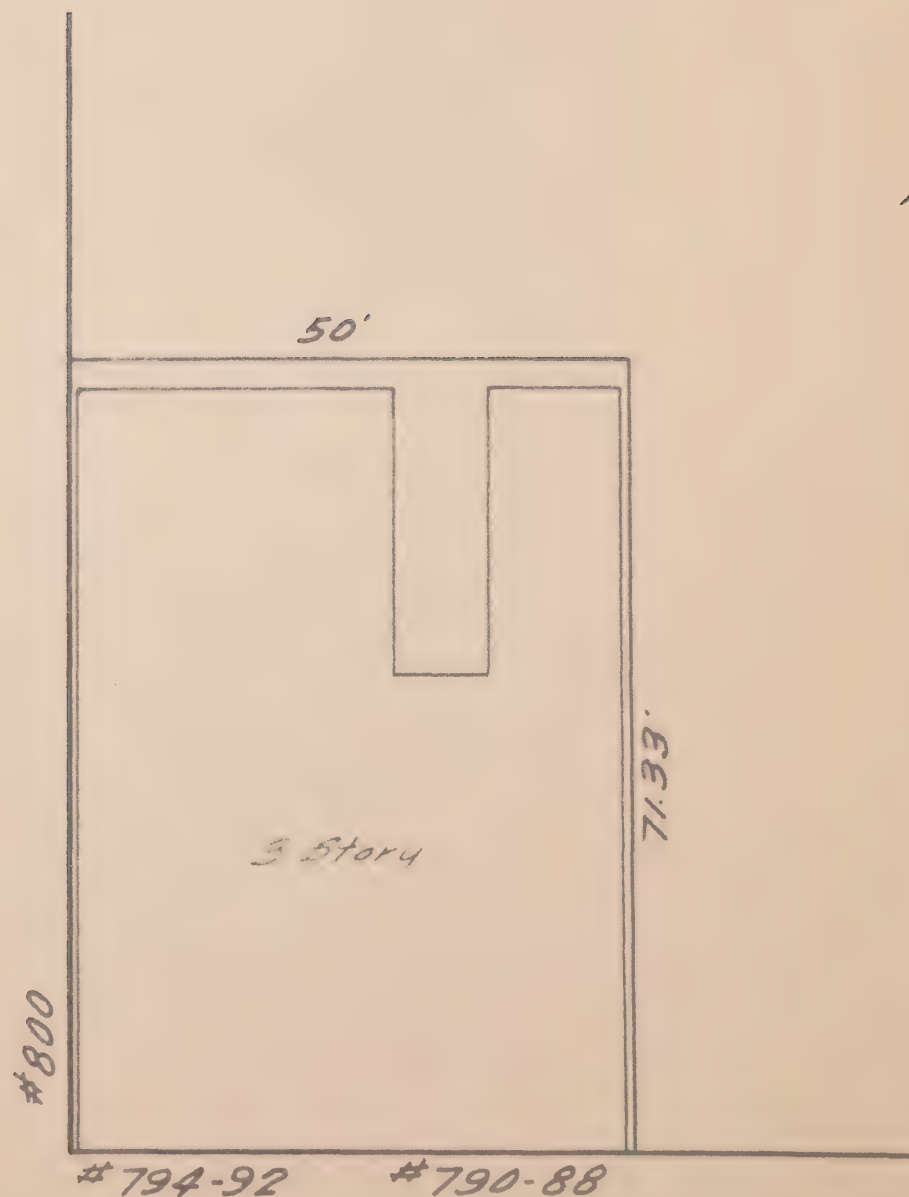
Units	Actual	Fair	Total Monthly
	\$	\$	\$
Store	67.50		70
Store (L)	95		95
Store	65		65
16 rms.	400 gr.		175 (ML)
			<u>405 x 85 =</u>
			34,425
			34,400

LAND	\$ 18,000
IMPROVEMENTS	<u>15,000</u>

MARKET VALUE OF PROPERTY \$ 33,000

OCTAVIA STREET

OCTAVIA STREET



McALLISTER STREET



APPRAISAL

61-14
53-14

OWNER: Mrs. Harriet Schwanen
PROPERTY ADDRESS: 816-20 Octavia St.

PARCEL NO. 769-14
DATE ACQ: 3-24-47

OWNER'S ADDRESS: 2481 San Carlos, Castro Valley

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: CM

PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,200.00
Impe. 1,250.00
\$ 2,450.00

TAXES: \$ 203.60

LAND: DIMENSION 28.67 x 50 = 1,434 s. f.

IMPROVEMENTS: Condition Fair Effective Age 60

A 3 st. fr. bldg. containing a 5 rm. flat on ea. flr. Some renovation.

SUMMATION APPROACH:

Rounded to

Land	1,434 s.f. @ \$4.88+	\$ 7,000	
Improvements	3,336 s.f. @ 3.00	10,008	
		17,008	\$17,000

MARKET COMPARISON:

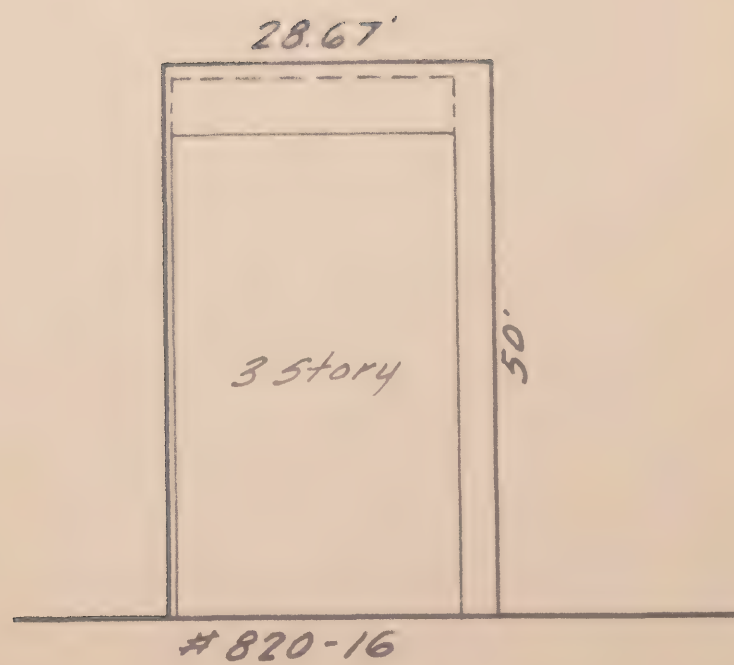
Sales Most Comparable	758-22; 771-22C; 743-6A		
	1,434 s.f. @ \$ 12.00	\$ 17,208	17,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-5 rm.	65		70	
1-5 rm.	Refused		70	
1-5 rm.	65		70	
			210 x 80	16,800

LAND	\$ 7,000
IMPROVEMENTS	10,000

MARKET VALUE OF PROPERTY \$ 17,000



OCTAVIA STREET



APPRAISAL

61-13
53-13

OWNER: City & Co. of San Francisco
PROPERTY ADDRESS: 840 Octavia

PARCEL NO. 769-15
DATE ACQ: 11-1-43

OWNER'S ADDRESS: City Hall, San Francisco

IRS: -
CONSID: N.S.
BEST USE: Com.

ZONING: CM PRESENT USE: Firehouse

ASSESSED VALUE: Land \$ Not assessed
Impe. \$

TAXES: \$

LAND: DIMENSION 75 x 100 = 7,500

s. f.

IMPROVEMENTS: Condition Good

Effective Age 15

A 2 st. conc. firehouse containing garages, office and dormitory.

SUMMATION APPROACH:

Rounded to

Land	7,500 s.f. @ \$4.50	\$	33,750	
Improvements Bldg.	3,960 s.f. @ \$7.	\$27,720		
On-site		2,000		
			29,720	
			63,470	\$63,500

MARKET COMPARISON: Not applicable
Sales Most Comparable

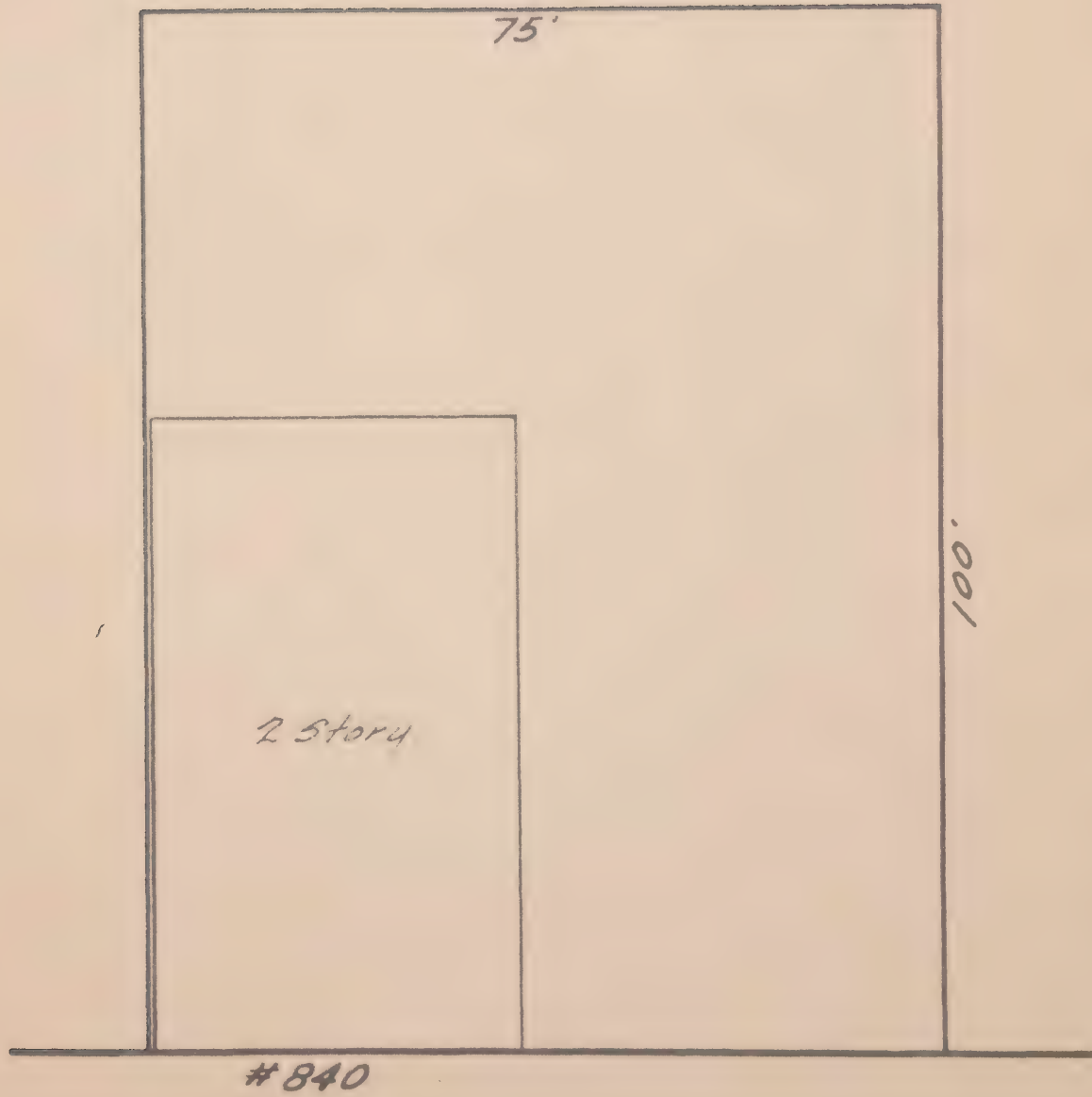
s. f. @ \$

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
\$	\$	\$	\$

LAND	\$	33,750
IMPROVEMENTS		29,750

MARKET VALUE OF PROPERTY \$ 63,500



OCTAVIA

STREET



APPRAISAL

61-12
53-12

OWNER: Willis C. Smith et ux
PROPERTY ADDRESS: 895-99 Golden Gate (17)
848 Octavia (17B)
OWNER'S ADDRESS: Unknown

PARCEL NO. 769-17, -17B
DATE ACQ: 8-12-54 &
6-25-53
IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: R-4 PRESENT USE: Store & flats

ASSESSED VALUE: Land \$ 3,190.00
Impe. 3,550.00
\$ 6,740.00

TAXES: \$ 560.10

LAND: DIMENSION 25 x 100 + 18 x 22 = 2,896 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70 ±
(17) A 3 st. fr. bldg. with a store and apt. on main flr. and a
7 rm. flat on ea. of the upper flrs.
(17B) A 2½ st. fr. bldg. cont. 3 apts., no renovation and little
maintenance.

SUMMATION APPROACH:

Rounded to

Land 2,896 s.f. @ \$5.01± \$ 14,500

Improvements

(17) 5,052 s.f. @ \$1.50 \$7,578

(17B) 2,499 s.f. @ 2.00 4,998

12,576

27,076

\$27,100

MARKET COMPARISON:

Sales Most Comparable 769-6; 769-17A
2,896 s.f. @ \$ 10.00

\$ 28,960

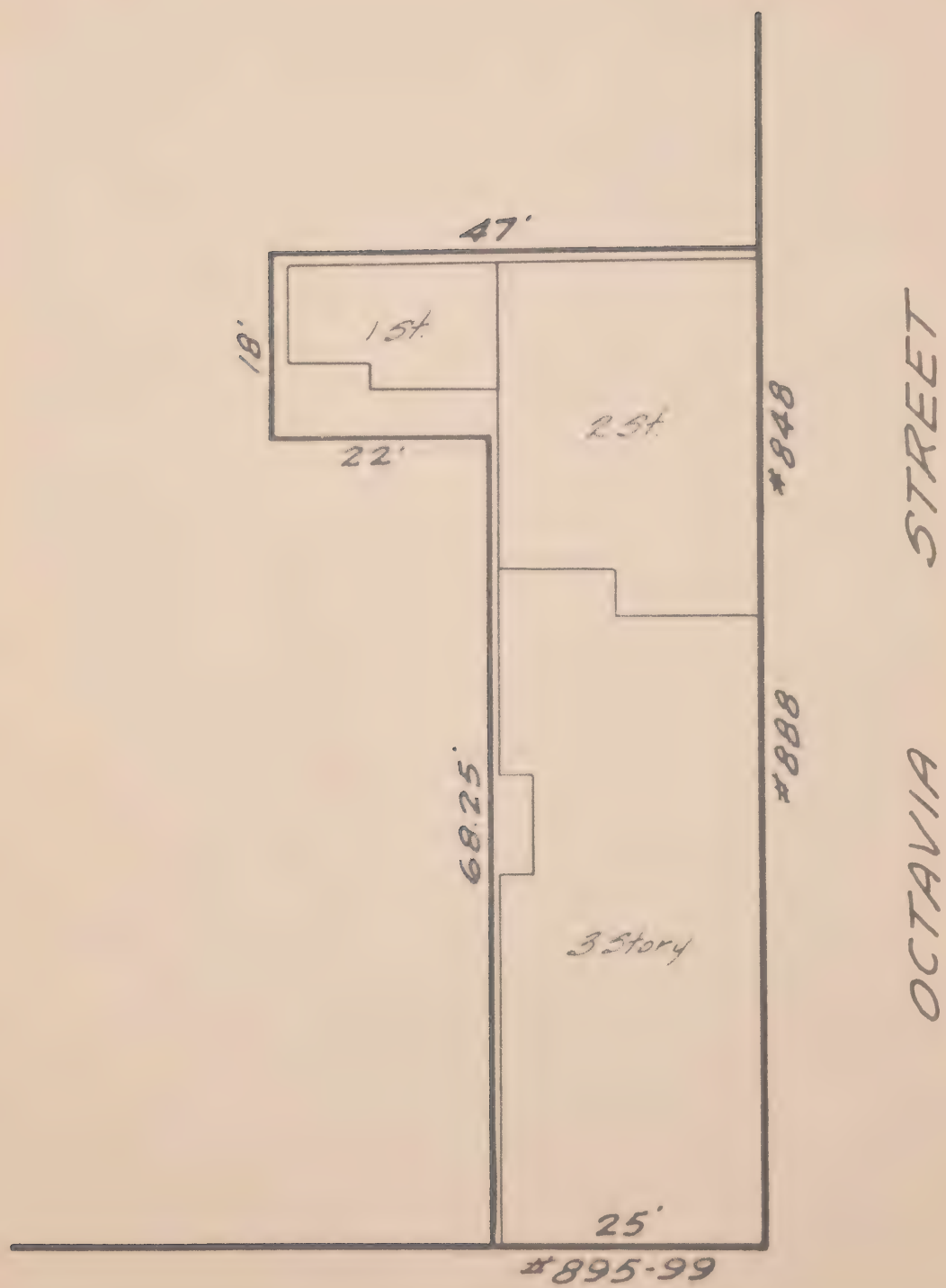
29,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-5 rm.	70		65	
1-4 rm.	75		60	
1-4 rm.	65		55	
Cafe + apt.	100		100	
1-7 rm.	Owner		75	
1-7 rm.	100		75	
			430 x 70	30,100

LAND \$ 14,500
IMPROVEMENTS 14,500

MARKET VALUE OF PROPERTY \$ 29,000





APPRAISAL

61-10

~~53-10~~

OWNER: Alice G. Wilson
PROPERTY ADDRESS: 877-89 Golden Gate

PARCEL NO. 769-17A
DATE ACQ: 7-20-59

OWNER'S ADDRESS: Unknown

IRS: \$38.50

CONSID: \$35,000

ZONING: R-4

PRESENT USE: Store & flats

BEST USE: Same

ASSESSED VALUE: Land \$ 3,710.00
Imps. 5,200.00
\$ 8,910.00

TAXES: \$ 740.42

LAND: DIMENSION 53 x 100 = 5,300

s. f.

IMPROVEMENTS: Condition Good

Effective Age 60

A 3 st. fr. bldg. with stg. bsmt., 1 store and 6 flats on upper flrs. Much renovation and good maintenance.

SUMMATION APPROACH:

Rounded to

Land	5,300 s.f. @ \$4.62+	\$ 24,500
Improvements	10,985 s.f. @ 2.00	21,970
		<u>46,470</u>

\$46,500

MARKET COMPARISON:

Sales Most Comparable 769-8A; 769-24
5,300 s.f. @ \$ 8.50

\$ 45,050

45,100

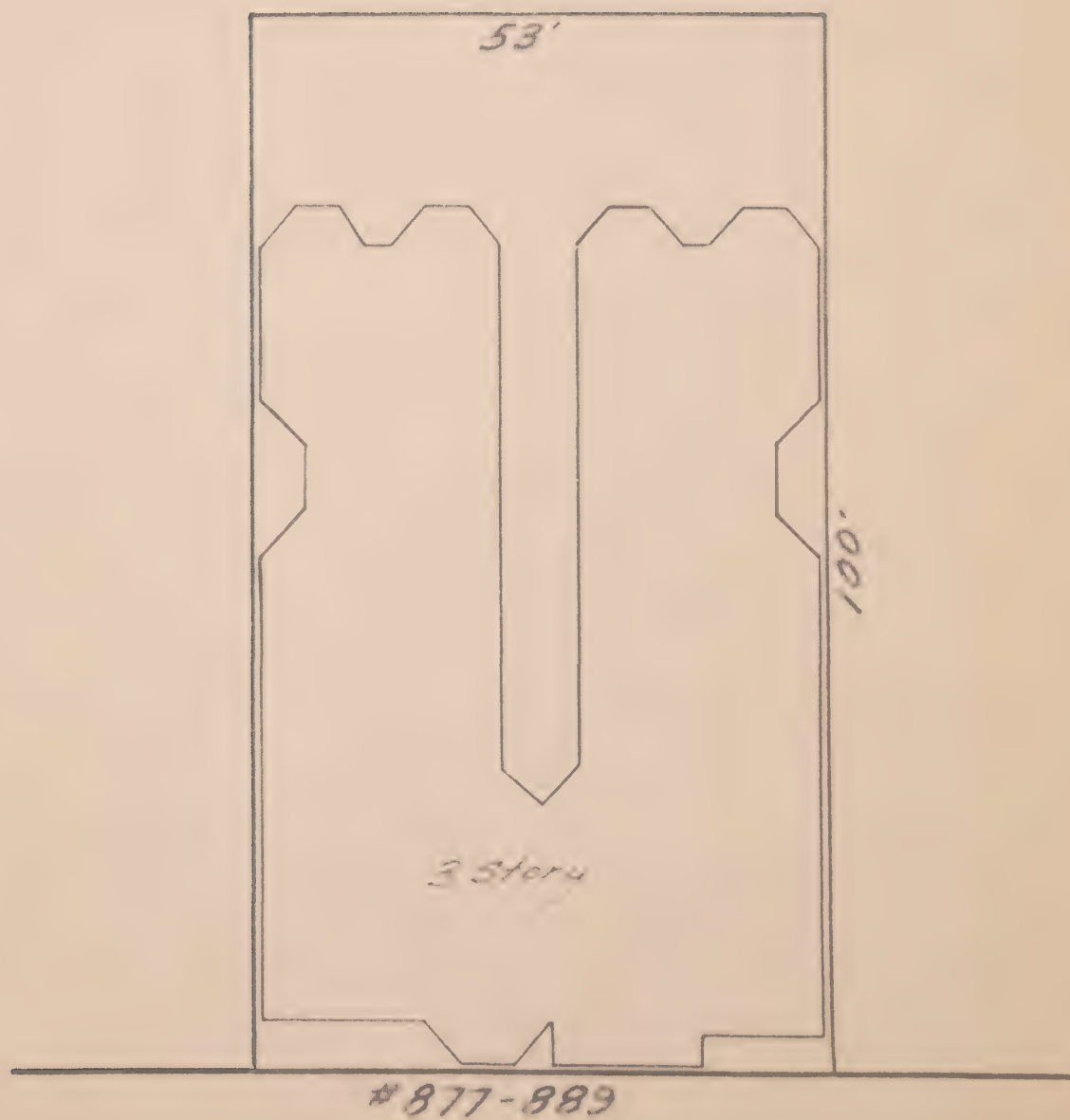
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Store	50		50
3 flats	110		330
3 flats	105		315
			<u>695</u>
			695 x 70 =
			48,650

48,700

LAND	\$ 24,500
IMPROVEMENTS	<u>22,000</u>

MARKET VALUE OF PROPERTY \$ 46,500



GOLDEN GATE AVENUE



APPRAISAL

61-17
52-17

OWNER: Daisy Young
PROPERTY ADDRESS: 891-93 Golden Gate

PARCEL NO. 769-17C
DATE ACQ: -

OWNER'S ADDRESS: Unknown

IRS: No
CONSID: N.S.
BEST USE: Same

ZONING: R-4 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,430.00
 Impe. 2,150.00
 \$ 3,580.00

TAXES: \$ 218.14

LAND: DIMENSION 22 x 82 = 1,804 s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 70
A 3 st. fr. bldg. with a store used as an apt. on the street flr.,
1-6 rm. apt. on 2nd flr. and 1-4 rm. apt. on 3rd flr.

SUMMATION APPROACH:

Rounded to

Land	1,804 s.f. @ \$4.43+	\$ 8,000	
Improvements	3,495 s.f. @ 2.00	6,990	
		<u>14,990</u>	\$15,000

MARKET COMPARISON:

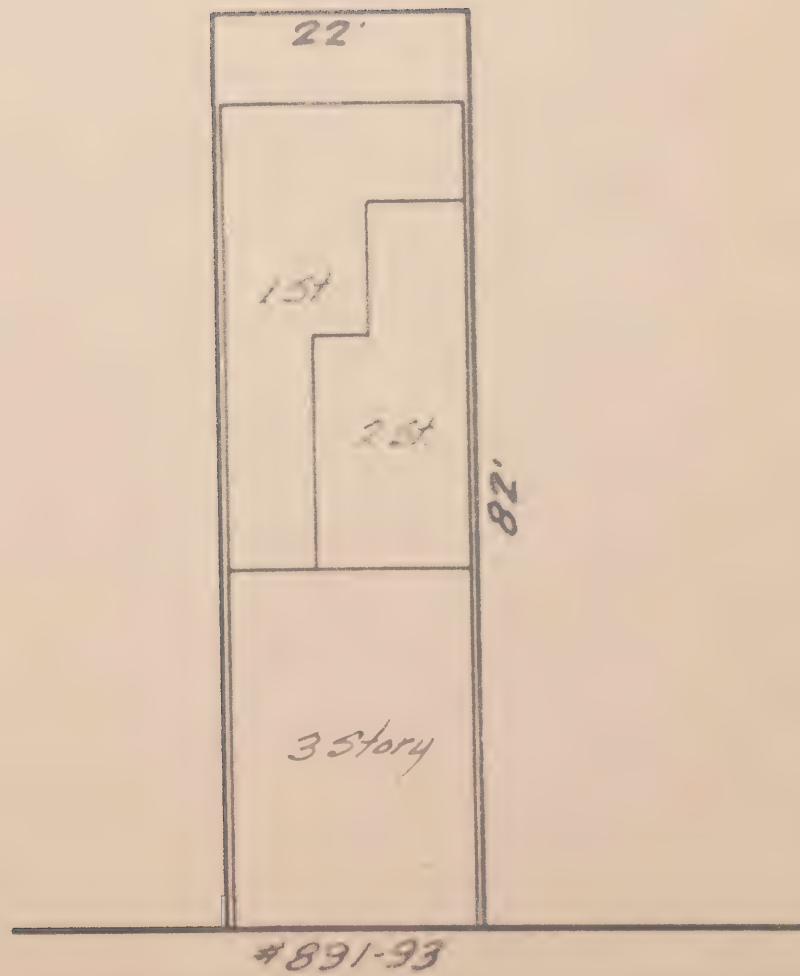
Sales Most Comparable	771-21; 770-17; 762-13		
1,804	s.f. @ \$ 8.00	\$ 14,432	14,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1 apt; store	100		65	
1 apt.	90		75	
1 apt.	95		75	
			<u>215</u> x 70 =	
			15,050	15,100

LAND	\$ 8,000
IMPROVEMENTS	<u>7,000</u>

MARKET VALUE OF PROPERTY \$ 15,000



GOLDEN GATE AVENUE



APPRAISAL

61-9
~~53-9~~

OWNER: Pauline K. Walcott
PROPERTY ADDRESS: 869-71 Golden Gate

PARCEL NO. 769-18
DATE ACQ: 1-26-59

OWNER'S ADDRESS: 869 Golden Gate

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,970.00
 Impe. 1,850.00
 \$ 3,820.00

TAXES: \$ 317.44

LAND: DIMENSION 25 x 137.5 = 3,438 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70 =

A 2 st. fr. bldg. with stg. bsmt., 1-3 rm., 1-4 rm. and 1-7 rm. apts. on the upper flrs. The bldg. shares a party wall.

SUMMATION APPROACH:

Rounded to

Land	3,438 s.f. @ \$4.51+	\$ 15,500	
Improvements	3,804 s.f. @ 2.00	7,608	
		<u>23,108</u>	\$23,100

MARKET COMPARISON:

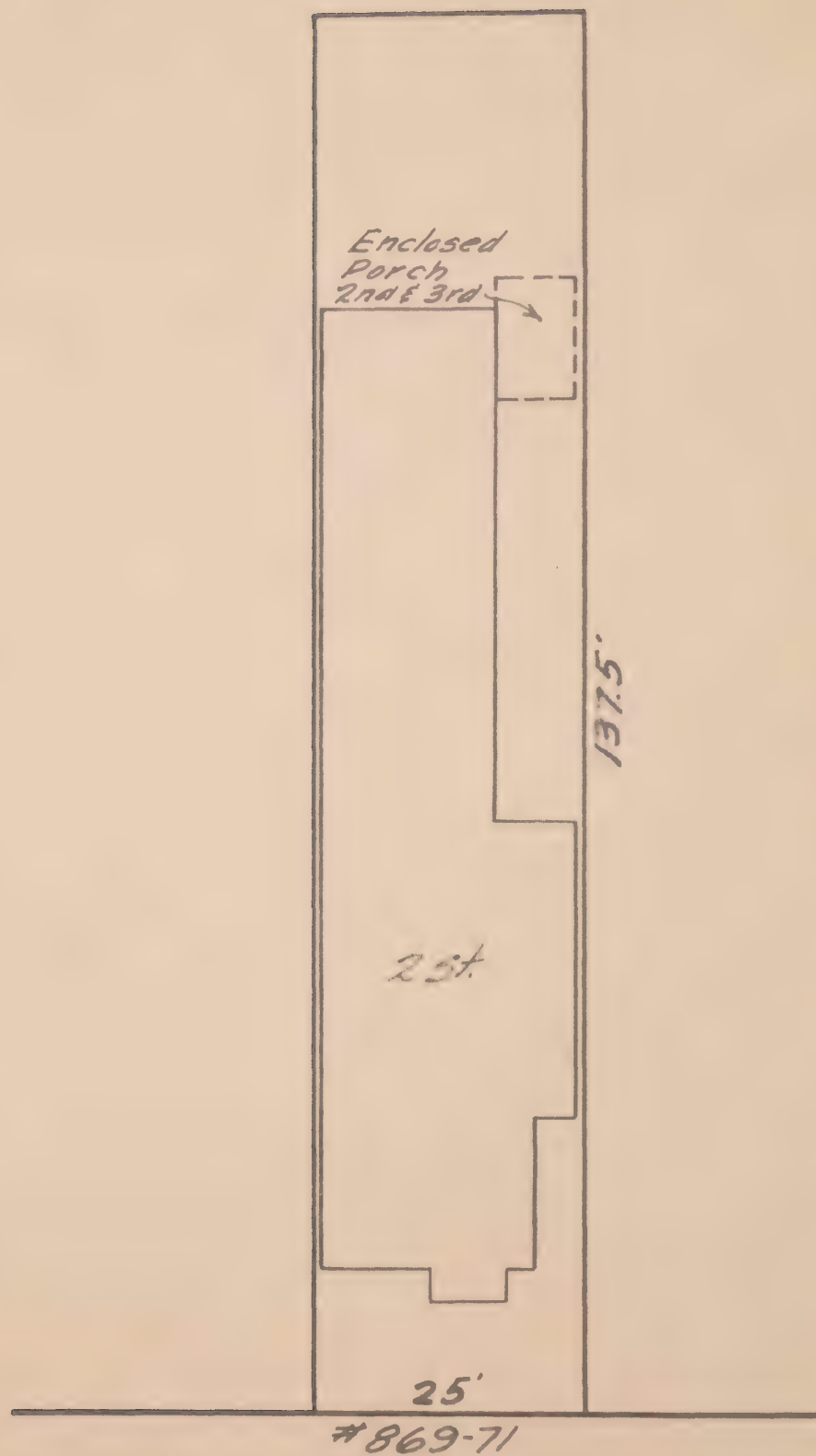
Sales Most Comparable	758-24; 758-8		
	3,438 s.f. @ \$ 7.00	\$ 24,066	24,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2 apts.	85	75	150	
1 flat	Owner		110	
			<u>260</u> x 90	23,400

LAND	\$ 15,500
IMPROVEMENTS	8,000

MARKET VALUE OF PROPERTY \$ 23,500



GOLDEN GATE AVENUE



APPRAISAL

61-8

~~53-8~~

OWNER: Alice L. Howard
PROPERTY ADDRESS: 865-67 Golden Gate

PARCEL NO. 769-18A
DATE ACQ: 10-5-54

OWNER'S ADDRESS: 865 Golden Gate

IRS: \$11.55
CONSID: N.S.
BEST USE: Same

ZONING: R-4 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,970.00
Imps. 1,850.00
\$ 3,820.00

TAXES: \$ 317.44

LAND: DIMENSION 25 x 137.5 = 3,438

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

A 2 st. fr. bldg. with party wall containing a stg. bsmt. and 4 apts.

SUMMATION APPROACH:

Rounded to

Land 3,438 s.f. @ \$4.51+
improvements 3,804 s.f. @ 2.00

\$ 15,500
7,608
23,108

\$23,100

MARKET COMPARISON:

Sales Most Comparable 758-24; 758-8
3,438 s.f. @ \$ 7.00

\$ 24,066

24,100

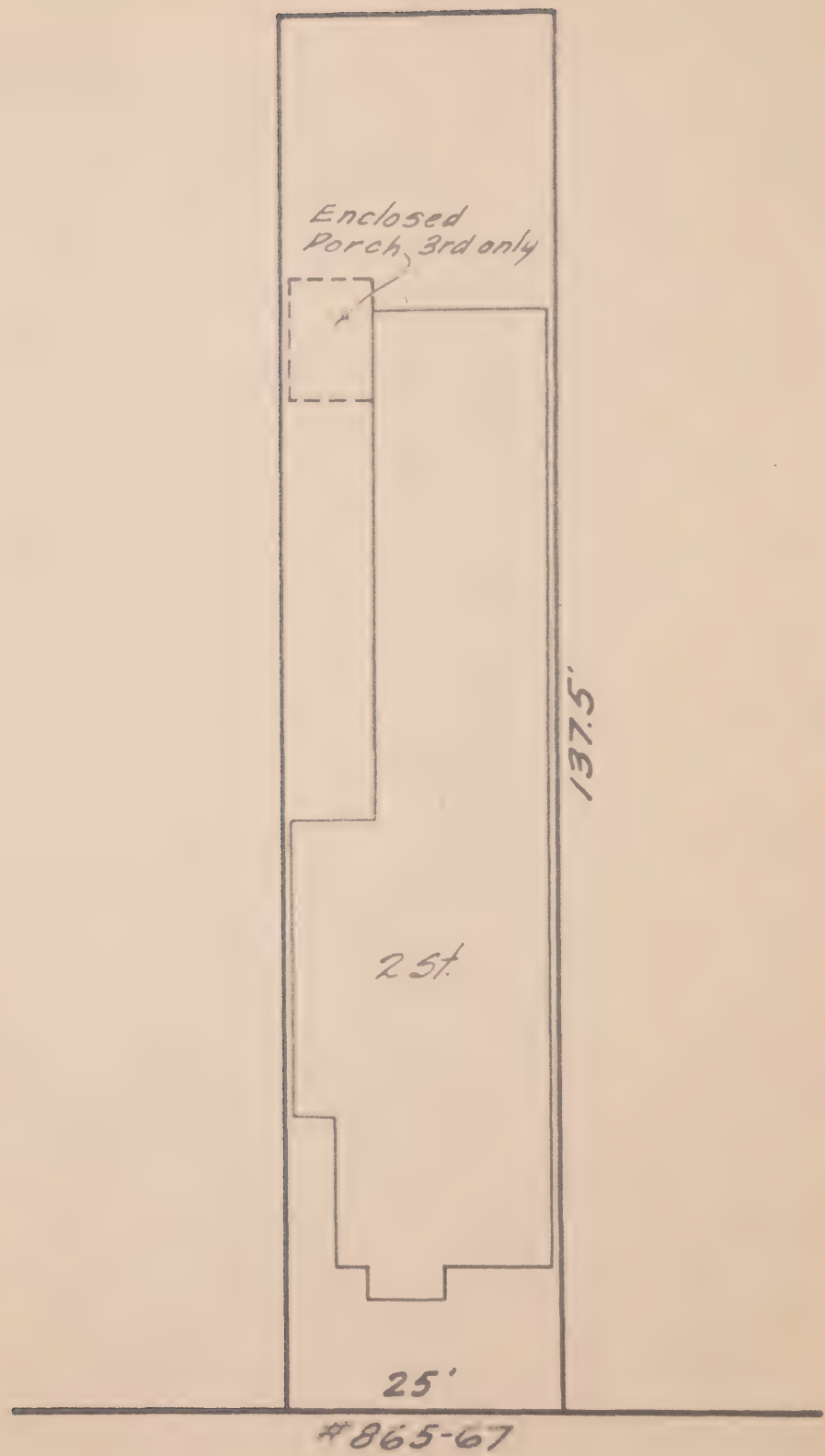
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
14 rms.	220	3 apts. @ \$70	210
2 rms.	Owner		50
			260 x 90

23,400

LAND \$ 15,500
IMPROVEMENTS 8,000

MARKET VALUE OF PROPERTY \$ 23,500



GOLDEN GATE AVENUE



APPRAISAL

61-7
~~53-7~~

OWNER: Florence D. Wilson
PROPERTY ADDRESS: 859-63 Golden Gate

PARCEL NO. 769-19
DATE ACQ: 3-16-39

OWNER'S ADDRESS: 190 Forest Side

IRS: -
CONSID: N.S.

ZONING: R-4

PRESENT USE: Store & flats

BEST USE: Same

ASSESSED VALUE: Land \$ 1,970.00
Imps. 2,550.00
\$ 4,520.00

TAXES: \$ 375.62

LAND: DIMENSION 25 x 137.5 = 3,438

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 70 =

Front: A 3 st. fr. bldg. with a store on 1st flr. and 2-6 rm. flats on the upper flrs.

Rear: A 2 st. 2 flat fr. bldg. Some renovation in both bldgs.

SUMMATION APPROACH:

Rounded to

Land 3,438 s.f. @ \$4.51+ \$ 15,500

Improvements

Front 4,226 s.f. @ \$2.00 \$8,452

Rear 2,470 s.f. @ 2.00 4,940

13,392

28,892

\$28,900

MARKET COMPARISON:

Sales Most Comparable 769-6; 758-24; 788-8

3,438 s.f. @ \$ 8.00

\$ 27,504

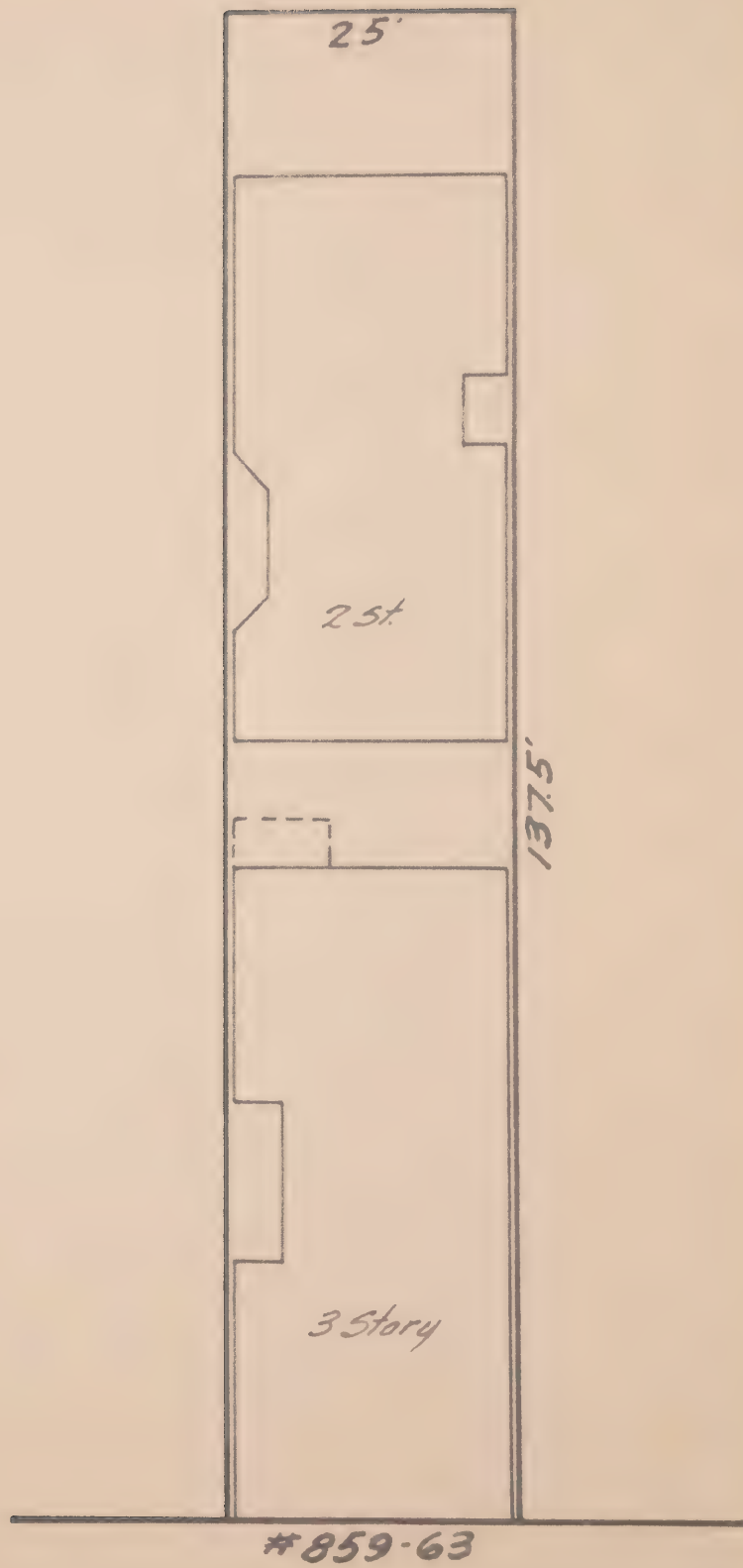
27,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store (L)	60		75	
2-6 rm.	50	65	130	
2-5 rm.	?	65	130	
			335 x 85 =	
			28,475	28,500

LAND \$ 15,500
IMPROVEMENTS 13,000

MARKET VALUE OF PROPERTY \$ 28,500



GOLDEN GATE AVENUE



APPRAISAL

61-6

~~53-6~~

OWNER: Azamuya Co.
PROPERTY ADDRESS: 855 Golden Gate

PARCEL NO. 769-20
DATE ACQ: 8-30-58

OWNER'S ADDRESS: 855 Golden Gate

IRS: \$9.90
CONSID: N.S.
BEST USE: Same

ZONING: R-4 PRESENT USE: Ind.

ASSESSED VALUE: Land \$ 1,970.00
Imps. 4,900.00
\$ 6,870.00

TAXES: \$ 570.90

LAND: DIMENSION 25 x 137.5 = 3,438

s. f.

IMPROVEMENTS: Condition New

Effective Age 1 2

A 1 st. conc. block bldg. built in 1960, conc. flr., some partitioning and power wiring. Used as factory for soy bean cake.

SUMMATION APPROACH:

Rounded to

Land	3,438 s.f. @ \$4.51±	\$ 15,500
Improvements	2,003 s.f. @ \$8.00±	\$16,024
	Sp. wiring & plumbing	2,500
		18,524
		34,024

\$34,000

MARKET COMPARISON:

Sales Most Comparable 769-23; 762-6

3,438 s.f. @ \$ 10.00

\$ 34,380

34,400

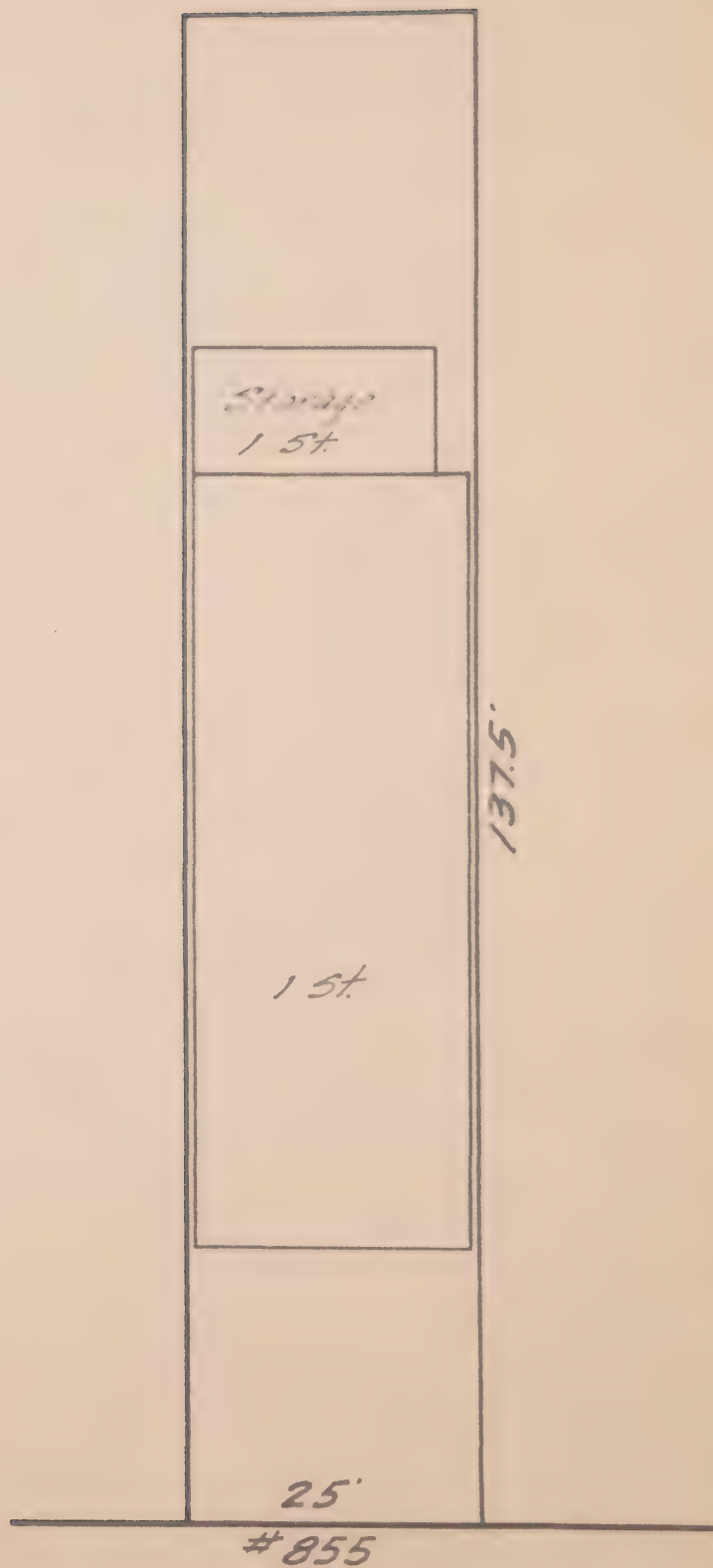
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Owner			400 x 90
			36,000

Equipment viewed as personal property.

LAND	\$ 15,500
IMPROVEMENTS	18,500

MARKET VALUE OF PROPERTY \$ 34,000



GOLDEN GATE AVENUE



APPRAISAL

61-5
53-5

OWNER: Edward W. Ellis et ux
PROPERTY ADDRESS: 849 Golden Gate

PARCEL NO. 769-21
DATE ACQ: 4-22-46

OWNER'S ADDRESS: 849 Golden Gate

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: R-4 PRESENT USE: Shop

ASSESSED VALUE: Land \$ 1,970.00
Imps. 2,250.00
\$ 4,220.00

TAXES: \$ 350.68

LAND: DIMENSION 25 x 137.5 = 3,438

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 30 ±

A 1 st. and mezz. conc. shop bldg. The mezz. contains a 5 rm. apt.

SUMMATION APPROACH:

Rounded to

Land	3,438 s.f. @ \$4.51+	\$ 15,500	
Improvements	2,375 s.f. @ 6.00	14,250	
		<u>29,750</u>	\$29,800

MARKET COMPARISON:

Sales Most Comparable	769-23; 762-6		
	3,438 s.f. @ \$ 9.00	\$ 30,942	30,900

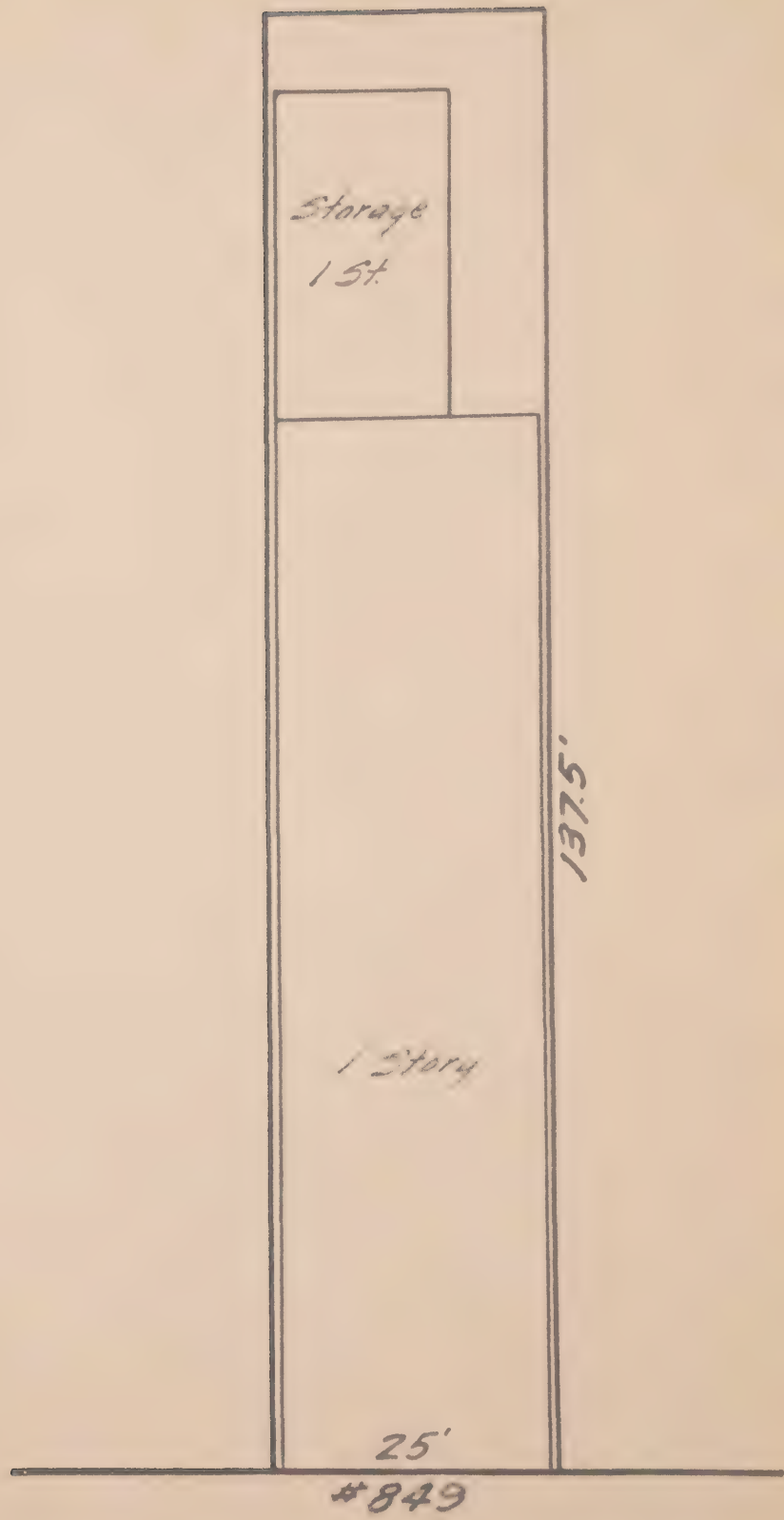
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Shop	Owner		175	
Apt.	"		75	
			<u>250</u> x 120	30,000

Tire recapping equipment viewed as personal property.

LAND	\$ 15,500
IMPROVEMENTS	<u>14,500</u>

MARKET VALUE OF PROPERTY \$ 30,000



GOLDEN GATE AVENUE



APPRAISAL

61-4
53-4

OWNER: John R. Petrovich
PROPERTY ADDRESS: 841-43 Golden Gate

PARCEL NO. 769-22
DATE ACQ: 8-25-49

OWNER'S ADDRESS: 843 Golden Gate

IRS: -
CONSID: N.S.
BEST USE: Apt.

ZONING: R-4 PRESENT USE: Rooms

ASSESSED VALUE: Land \$ 1,970.00
Impe. 1,650.00
\$ 3,620.00

TAXES: \$ 300.82

LAND: DIMENSION 25 x 137.5 = 3,438 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70

A high bsmt. 2 st. fr. bldg. formerly 2 flats and a store.
Now rented as rooms.

SUMMATION APPROACH:

Rounded to

Land	3,438 s.f. @ \$4.51+	\$ 15,500	
Improvements	4,153 s.f. @ 1.50	6,230	
		<u>21,730</u>	\$21,700

MARKET COMPARISON:

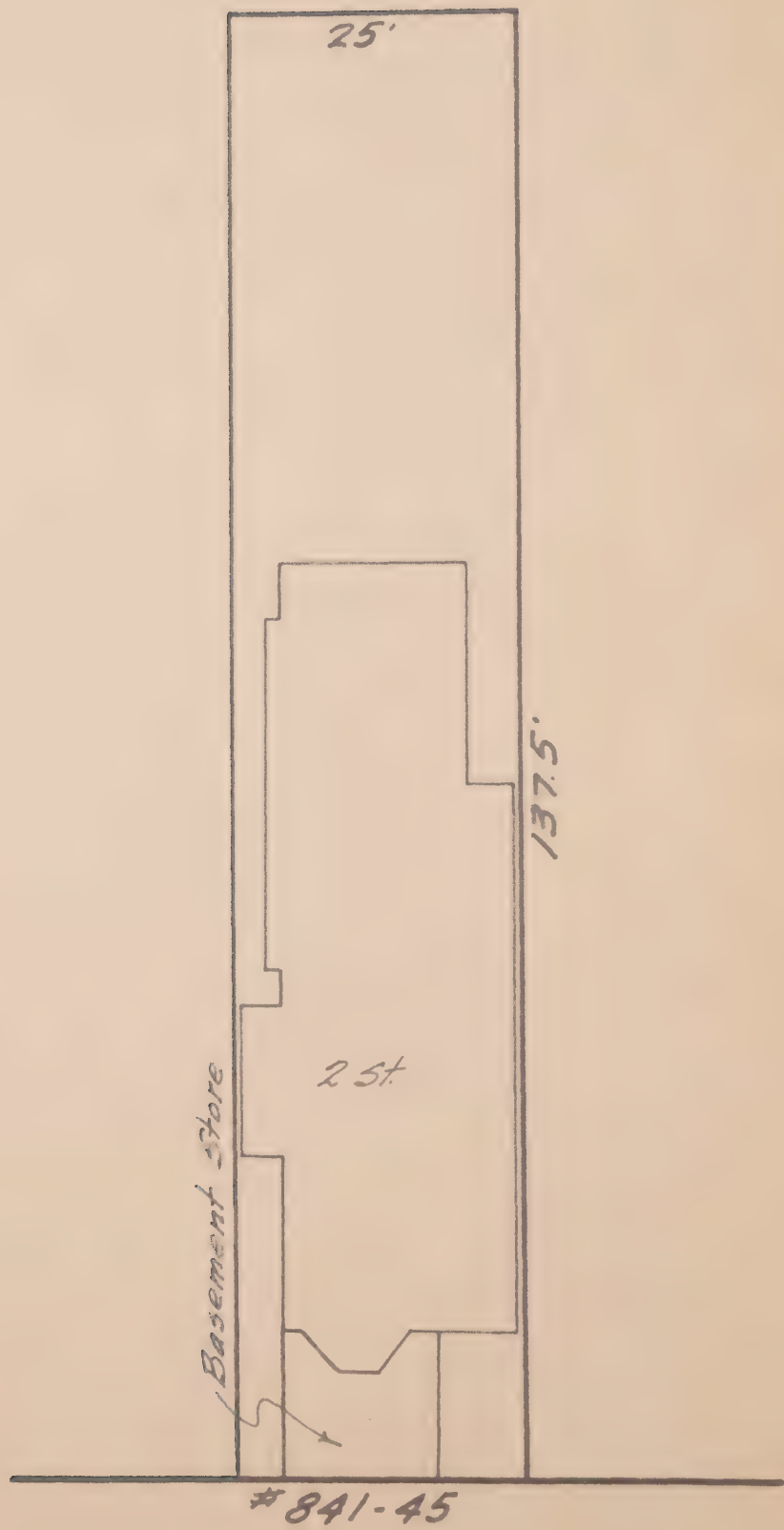
Sales Most Comparable	758-24; 769-6		
	3,438 s.f. @ \$ 6.50	\$ 22,347	22,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
12 rm. gr. 301				
Treated as				
1 store			60	
2 flats		65	130	
			<u>190</u> x 110	20,900

LAND	\$ 15,500
IMPROVEMENTS	<u>5,500</u>

MARKET VALUE OF PROPERTY \$ 21,000



GOLDEN GATE AVENUE



APPRAISAL

OWNER: Joseph A. Johnson et ux
PROPERTY ADDRESS: 835 Golden Gate

PARCEL NO. 769-23
DATE ACQ: 3-9-59

OWNER'S ADDRESS: 311 Robinwood Ln. Hillsborough

IRS: \$40.70
CONSID: \$37,500
BEST USE: 3000

ZONING: R-4

PRESENT USE: Shop

ASSESSED VALUE: Land \$ 2,560.00
Imps. 7,500.00
\$ 10,060.00

TAXES: \$ 835.98

LAND: DIMENSION 32.5 x 137.5 = 4,469 s.f.

IMPROVEMENTS: Condition Good

Effective Age 10

A 1 st. conc. shop bldg. with partial mezzanine.

SUMMATION APPROACH:

Rounded to

Land	4,469 s.f. @ \$4.59+	\$ 20,500
Improvements	4,224 s.f. @ 5.00	21,120
		<u>41,620</u>

\$41,600

MARKET COMPARISON:

Sales Most Comparable 769-23; 762-6
4,469 s.f. @ \$ 9.00

\$ 40,221

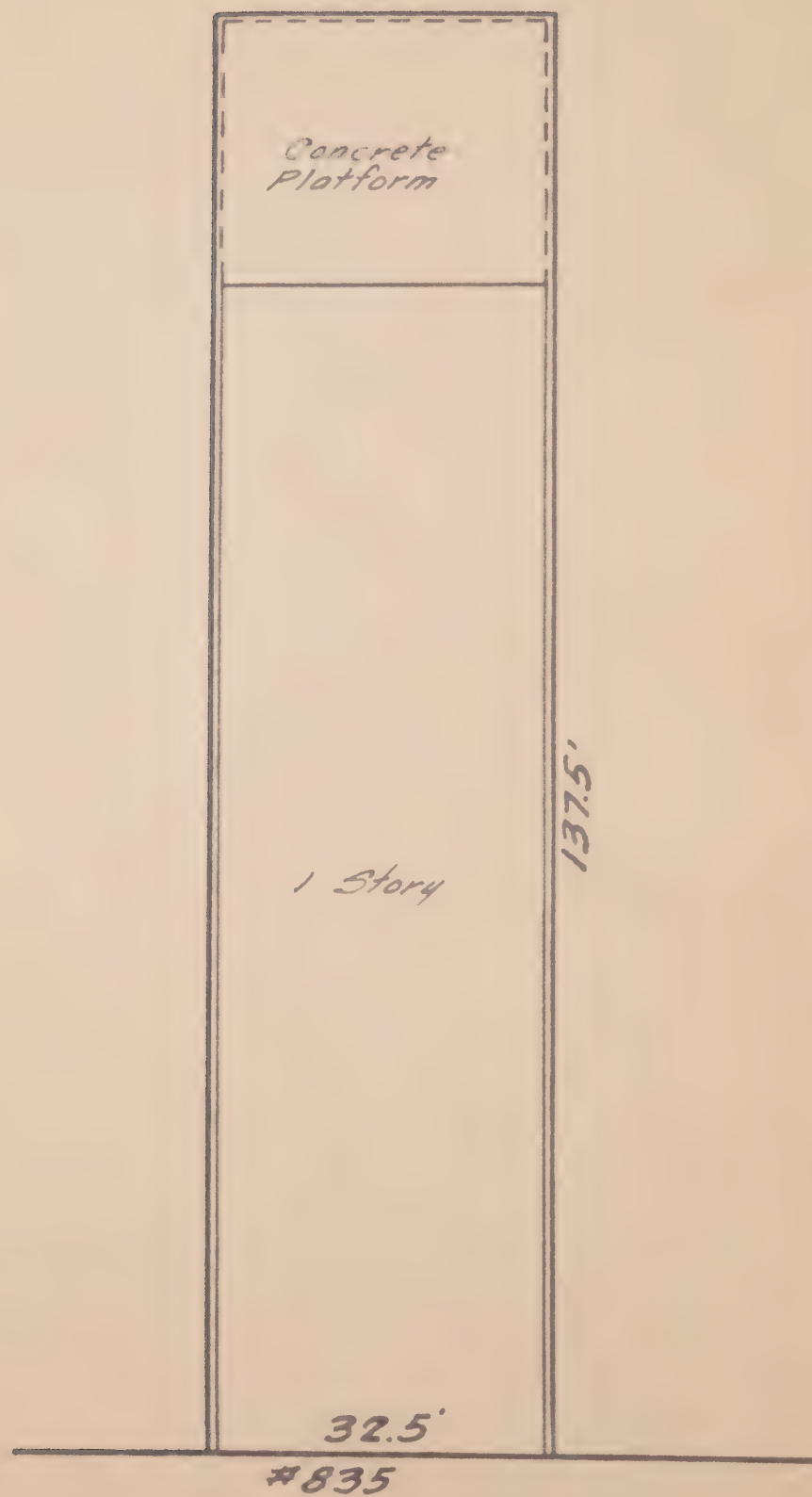
40,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Entire	Owner		350 x 110
			38,500

LAND	\$ 20,500
IMPROVEMENTS	21,000
	<u>41,500</u>

MARKET VALUE OF PROPERTY \$ 41,500



GOLDEN GATE AVENUE



APPRAISAL

61-2
53-2

OWNER: Betty Jane Coats
PROPERTY ADDRESS: 825-29 Golden Gate

PARCEL NO. 768-24
DATE ACQ: 2-27-62

OWNER'S ADDRESS: 353-31st Ave.

IRS: \$65.45
CONSID: \$62,000

ZONING: R-4 PRESENT USE: Store & apts.

BEST USE: Same

ASSESSED VALUE: Land \$ 2,360.00
Impe. 6,650.00
\$ 9,010.00

TAXES: \$ 748.74

LAND: DIMENSION 30 x 137.5 = 4,125

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 30 ±

A 3 st. fr. and stucco bldg. with a store on 1st flr. and 8-2 and 3 rm. apts. above. Small bldg. on rear lot removed recently.

SUMMATION APPROACH:

Rounded to

Land	4,125 s.f. @ \$4.61+	\$ 19,000
Improvements	7,176 s.f. @ 6.00	43,056
		<u>62,056</u>

\$62,100

MARKET COMPARISON:

Sales Most Comparable 758-10; 771-14
4,125 s.f. @ \$ 15.00

\$ 61,875

61,900

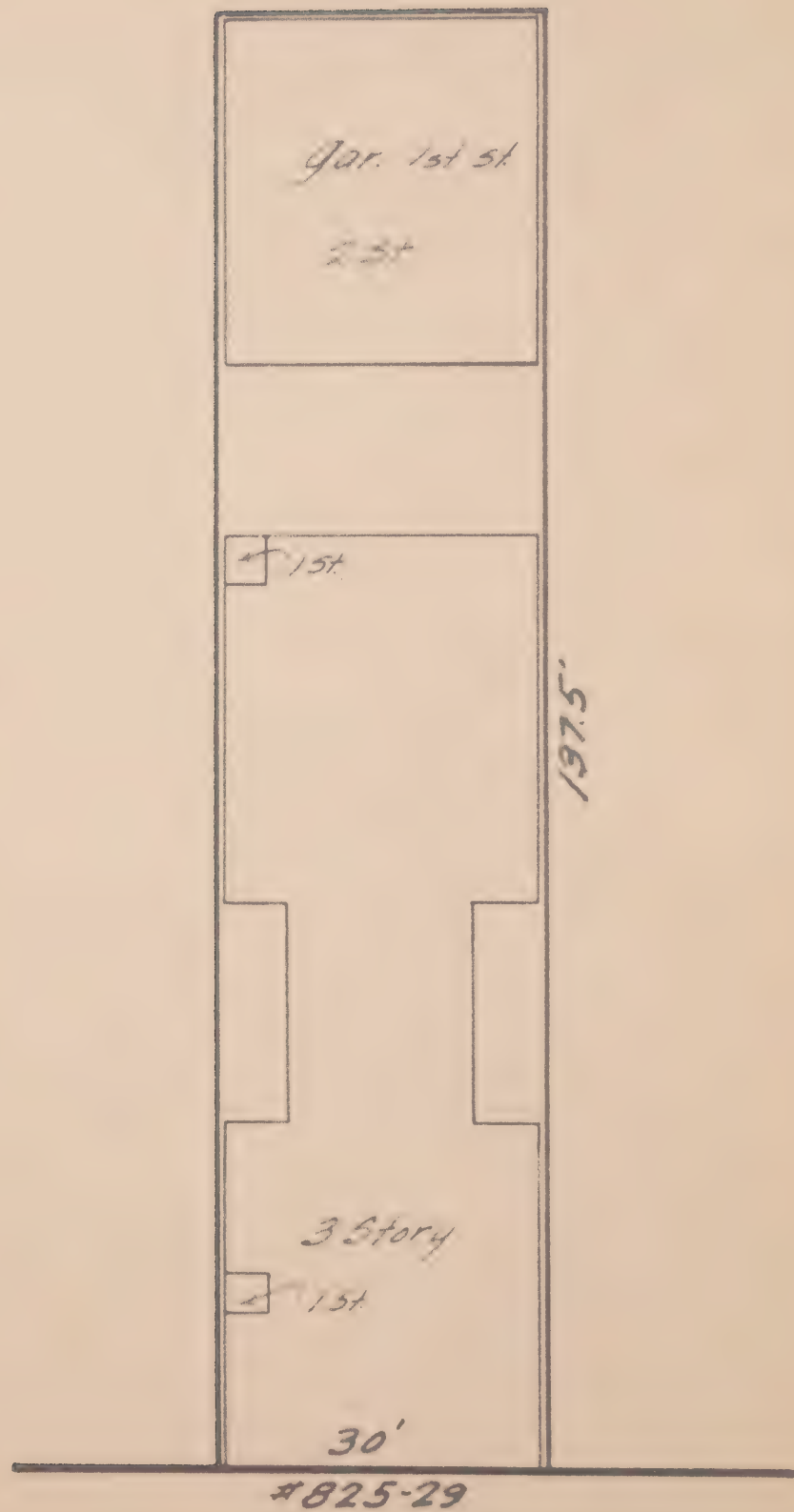
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Shop	150	150	150
1-3 rm.	65	70	70
2-3 rm.	52.50	65	130
5-2 rm.	52.50	60	300
			<u>650</u> x 95 =
			61,750

61,800

LAND	\$ 19,000
IMPROVEMENTS	<u>43,000</u>

MARKET VALUE OF PROPERTY \$ 62,000



GOLDEN GATE AVENUE

BLOCK 770

BLOCK 770

	NAME	LAND	IMPS	TOTAL
-1	Ridgeway Inv. Co.	\$ 93,000	\$ 7,000	\$ 100,000 ✓
-2	Gldays Franklin	21,500	48,500	70,000 ✓
-3	Willtower Prop. Inc.	41,250	34,750	76,000 ✓
-4	Patrick Sanchez	10,000	18,000	28,000 ✓
-5	Alexander Sofos	14,750	11,250	26,000 ✓
-6	Stanley A. Spreger	35,500	29,500	65,000 ✓
-7	Alexander Sofos	10,000	20,000	30,000 ✓
-8,-9	Benjamin Fireman	62,000	48,000	110,000 ✓
-11	Andrew J. Eyman	16,000	6,000	22,000 ✓
-12	Dominic Zuffi	16,000	14,000	30,000 ✓
-13	1st Western Bank	15,000	12,000	27,000 ✓
-14	Higinio B. Barela	9,000	13,000	22,000 ✓
-15,-16, -17	2nd Amer.Meth.Ep.Church	75,000	94,000	169,000 ✓
-19	Del-Camp Inv. Co.	14,750	51,250	66,000 ✓
-20	Irene Cherrington	22,500	112,500	135,000 ✓
-22	Archie C. Erickson	<u>38,500</u>	<u>109,000</u>	<u>147,500</u> ✓
		\$494,750	\$628,750	\$1,123,500



APPRAISAL

62-17

~~54-17~~

OWNER: Gladys Franklin et vir
PROPERTY ADDRESS: 835 Octavia

PARCEL NO. 770-2
DATE ACQ: 6-9-60

OWNER'S ADDRESS: 835 Octavia

IRS: \$77.00
CONSID: \$70,000
BEST USE: Apts.

ZONING: CM PRESENT USE: Rooms

ASSESSED VALUE: Land \$ 3,090.00
Impe. 6,750.00
\$ 9,840.00

TAXES: \$ 817.70

LAND: DIMENSION 50 x 107.5 = 5,375

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 50

3 st. fr. str. with 54 rms. and 2 baths, 2 toilets and 1 shower on ea. flr. Ea. flr. is rented out as 6-2 rm. units with kitchens, 2-1 rm. with kitchenette and 4 sleeping rms. Proper use of bldg. would be flats.

SUMMATION APPROACH:

Rounded to

Land	5,375 s.f. @ \$4.00	\$ 21,500
Improvements	13,506 s.f. @ 3.75	50,647
		<u>72,147</u>

\$72,100

MARKET COMPARISON:

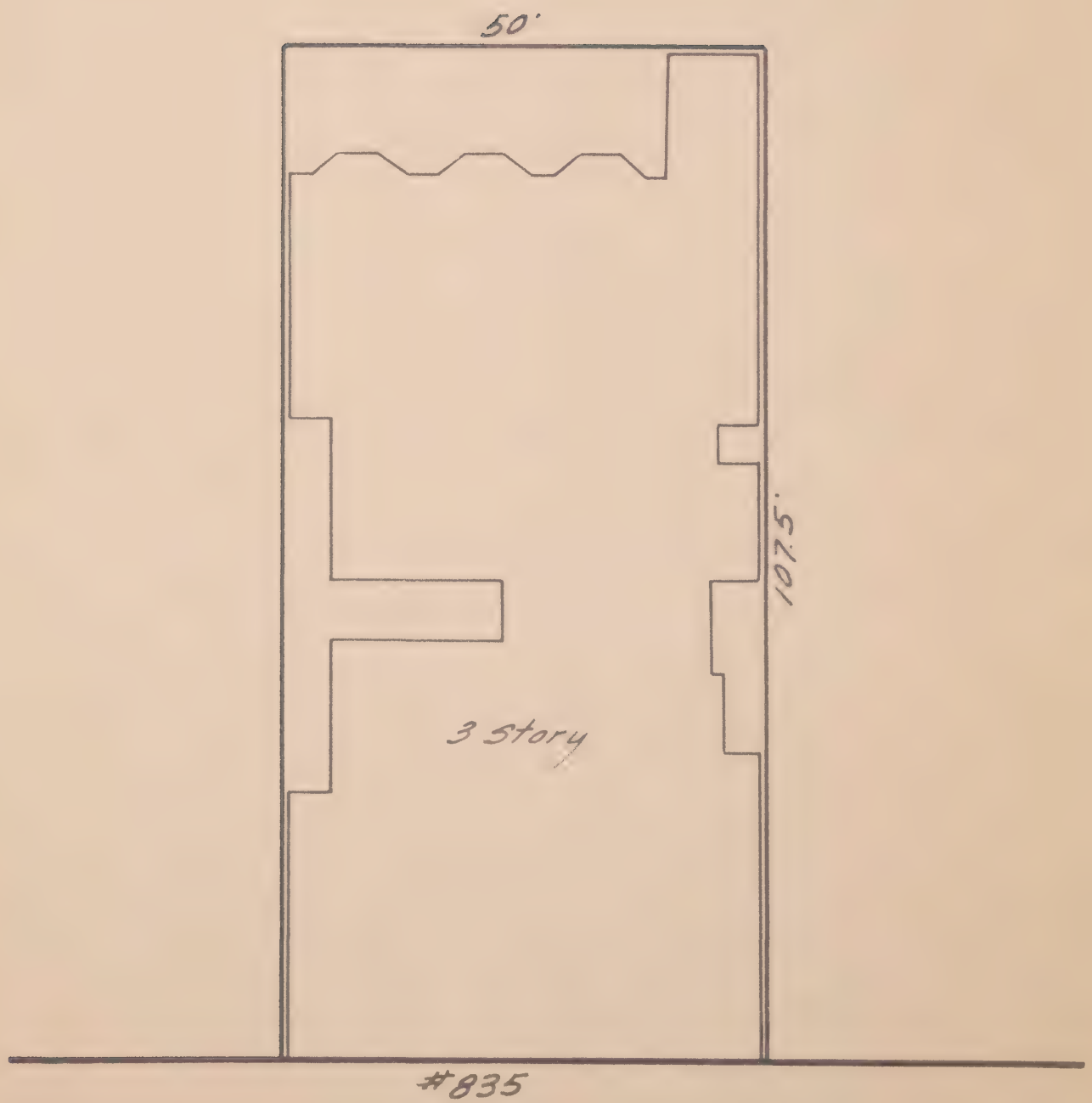
Sales Most Comparable	770-2		
	5,375 s.f. @ \$	13.00	\$ 69,875
			69,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
		\$	\$
(Total 54 rms.):			
18-2 rms. @ \$55			
6-1 rm. @ 45		6 flats @ \$115	690
3-4 rm. @ 40			
Store	60		
			<u>70</u>
			760 x 90
			68,400

LAND	\$ 21,500
IMPROVEMENTS	<u>48,500</u>

MARKET VALUE OF PROPERTY \$ 70,000



OCTAVIA STREET



APPRAISAL

62-16
54-16

OWNER: Wiltower Prop. Inc.
PROPERTY ADDRESS: 809 Octavia

PARCEL NO: 770-3
DATE ACQ: 11-13-61

OWNER'S ADDRESS: 582 Market

IRS: No
CONSID: \$40,000
BEST USE: Same

ZONING: CM PRESENT USE: Service Station

ASSESSED VALUE: Land \$ 6,830.00
Imps. 3,000.00
9,830.00

TAXES: \$816.88

LAND: DIMENSION 100 x 82.5 = 8,250 s.f.

IMPROVEMENTS: Condition Good Effective Age New

Parcel improved with a new Hancock service station. Leased to the operator @ 1½¢ per gallon. Present volume is about 20,000 gallons per month.

SUMMATION APPROACH:

Rounded to

Land 8,250 s.f. @ \$5.00/s.f.	\$41,250
Improvements - Metal lubrication & service bldg. - 864 s.f. @ \$8.00	\$6,912
Metal canopy 1,200 s.f. @ \$4.50	5,400
Pump islands (2)	500
Gas & water wells	750
Electroliers (2)	500
Storage tanks	4,000
Single post hoist	1,000
4 pumps	2,800
Motor/compressors	2,500
Neon sign	1,000
Conduit & piping, yard plumbing	6,500
Asphalt paving & concrete slabs	2,500
Permit & fees	500

34,862
76,112

\$76,100

MARKET COMPARISON:

8,250 s.f. @ \$9.25

76,312

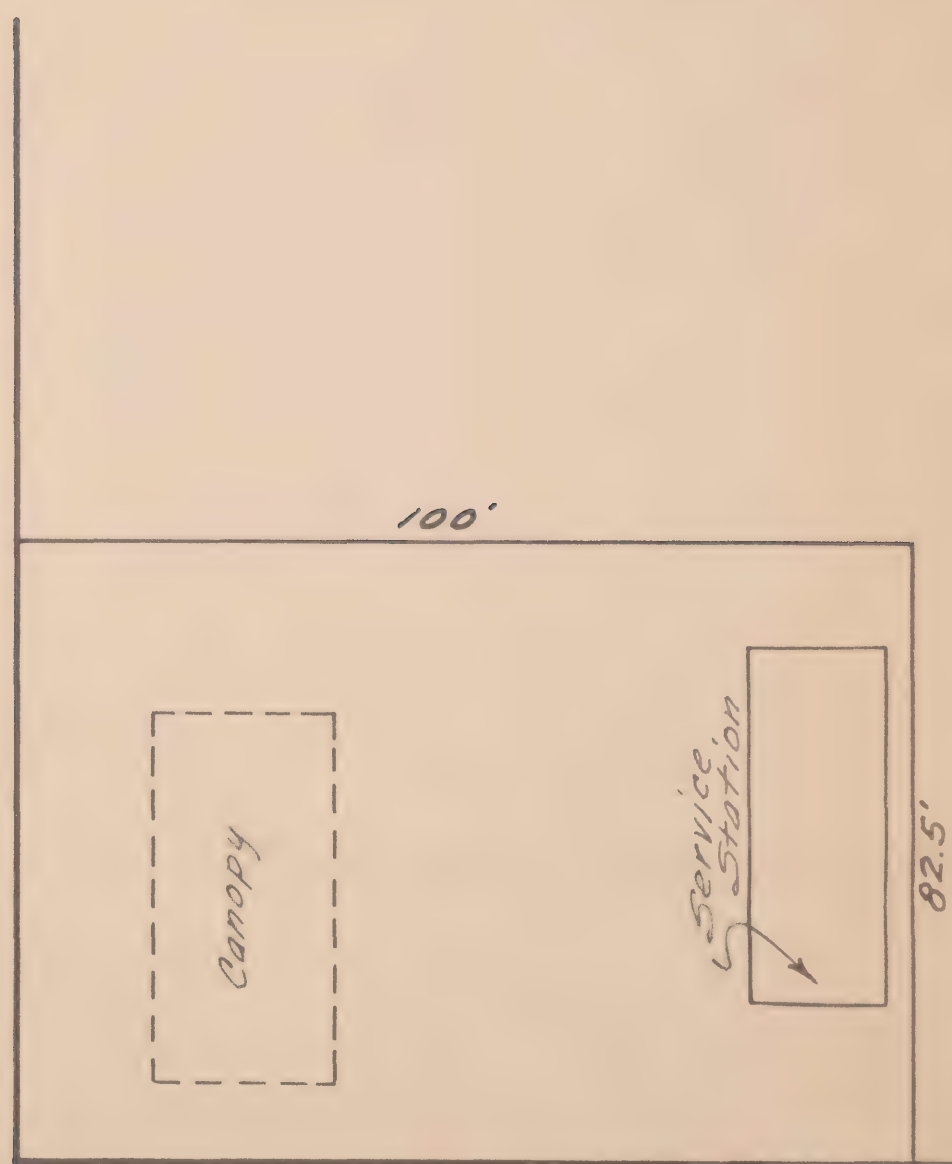
76,300

INCOME APPROACH: Not applicable

LAND	\$ 41,250
IMPROVEMENTS	34,750

MARKET VALUE OF PROPERTY \$ 76,000

McALLISTER STREET



OCTAVIA STREET



APPRAISAL

62-15
5415

OWNER: Patrick Sanchez
PROPERTY ADDRESS: 818-20 McAllister

PARCEL NO. 770-4
DATE ACQ: 8-26-55

OWNER'S ADDRESS: 4701 Mission

IRS: No
CONSID: N.S.
BEST USE: Com.

ZONING: CM PRESENT USE: Store

ASSESSED VALUE: Land \$ 1,750.00
Imps. 7,000.00
\$ 8,750.00

TAXES: \$ 727.12

LAND: DIMENSION 25 x 100 = 2,500

s. f.

IMPROVEMENTS: Condition Poor-to-fair

Effective Age 45 ±

3 st. fr. str. with store on 1st flr. and 8 rms. ea. on 2nd & 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land 2,500 s.f. @ \$4.00
Improvements 5,675 s.f. @ 3.25

\$ 10,000
18,443
28,443

\$28,400

MARKET COMPARISON:

Sales Most Comparable 769-6; 771-3
2,500 s.f. @ \$ 11.00

\$ 27,500

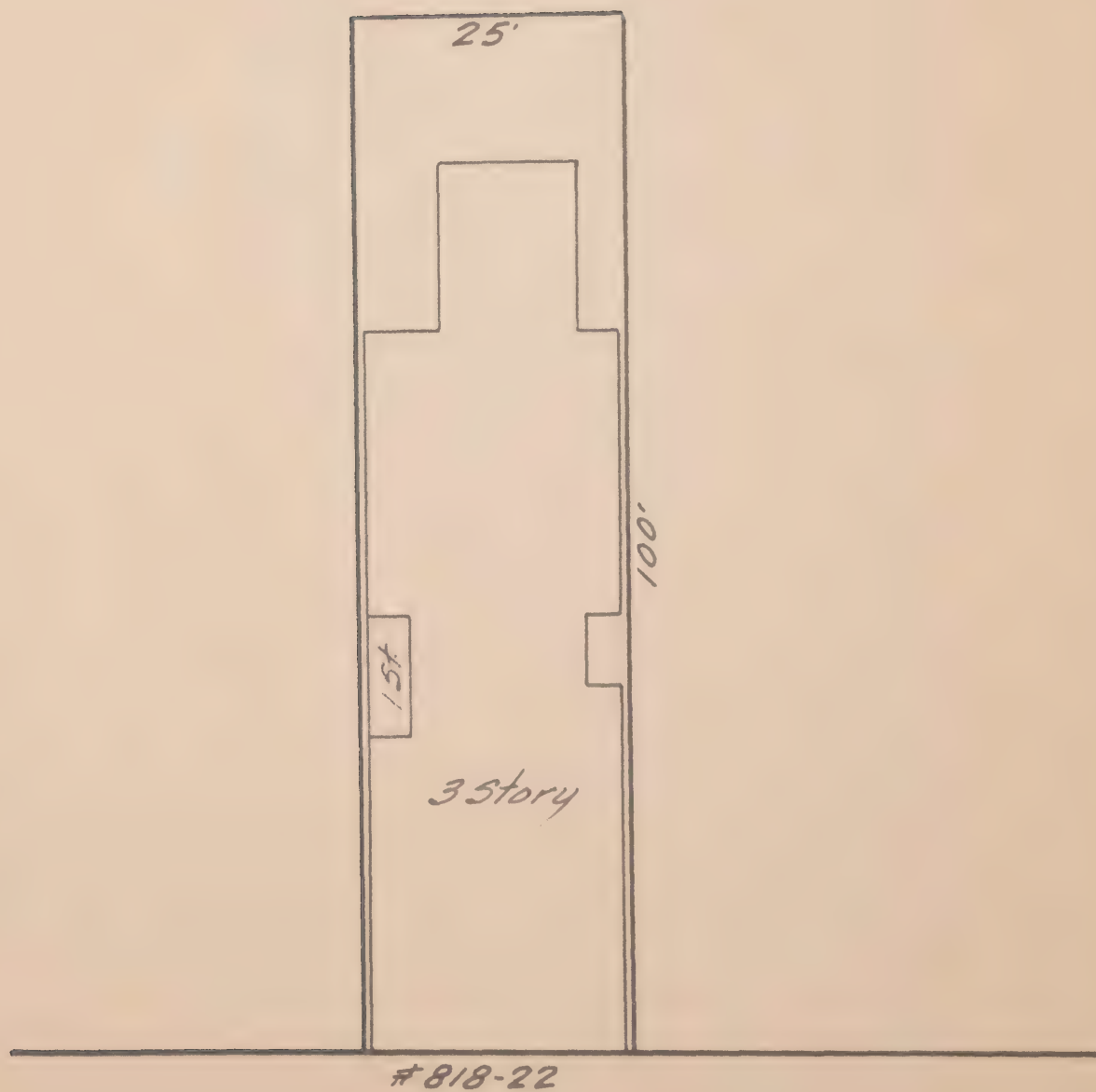
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Store	100 (L)		110
8 rms.	105		110
8 rms.	110		110
			330 x 85 =
			28,050

28,100

LAND \$ 10,000
IMPROVEMENTS 18,000

MARKET VALUE OF PROPERTY \$ 28,000



McALLISTER STREET



APPRAISAL

62-14
54-14

OWNER: Alexander Sofos
PROPERTY ADDRESS: 824-28 McAllister

PARCEL NO. 770-5
DATE ACQ:

OWNER'S ADDRESS: 828 McAllister

IRS: No
CONSID: N.S.
BEST USE: Com.

ZONING: CM

PRESENT USE: Flats/Store

ASSESSED VALUE: Land \$ 1,970.00
Impe. 2,000.00
\$ 3,970.00

TAXES: \$ 339.88

LAND: DIMENSION 25 x 137.5 = 3,437

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 60

2 st. fr. str. with bsmt. store. 1st flr. has 6 rms., 2nd flr. has 7 rms.

SUMMATION APPROACH:

Rounded to

Land	3,437 s.f. @ \$4.29+	\$ 14,750	
Improvements	5,902 s.f. @ 2.00	11,804	
		<u>26,554</u>	\$26,600

MARKET COMPARISON:

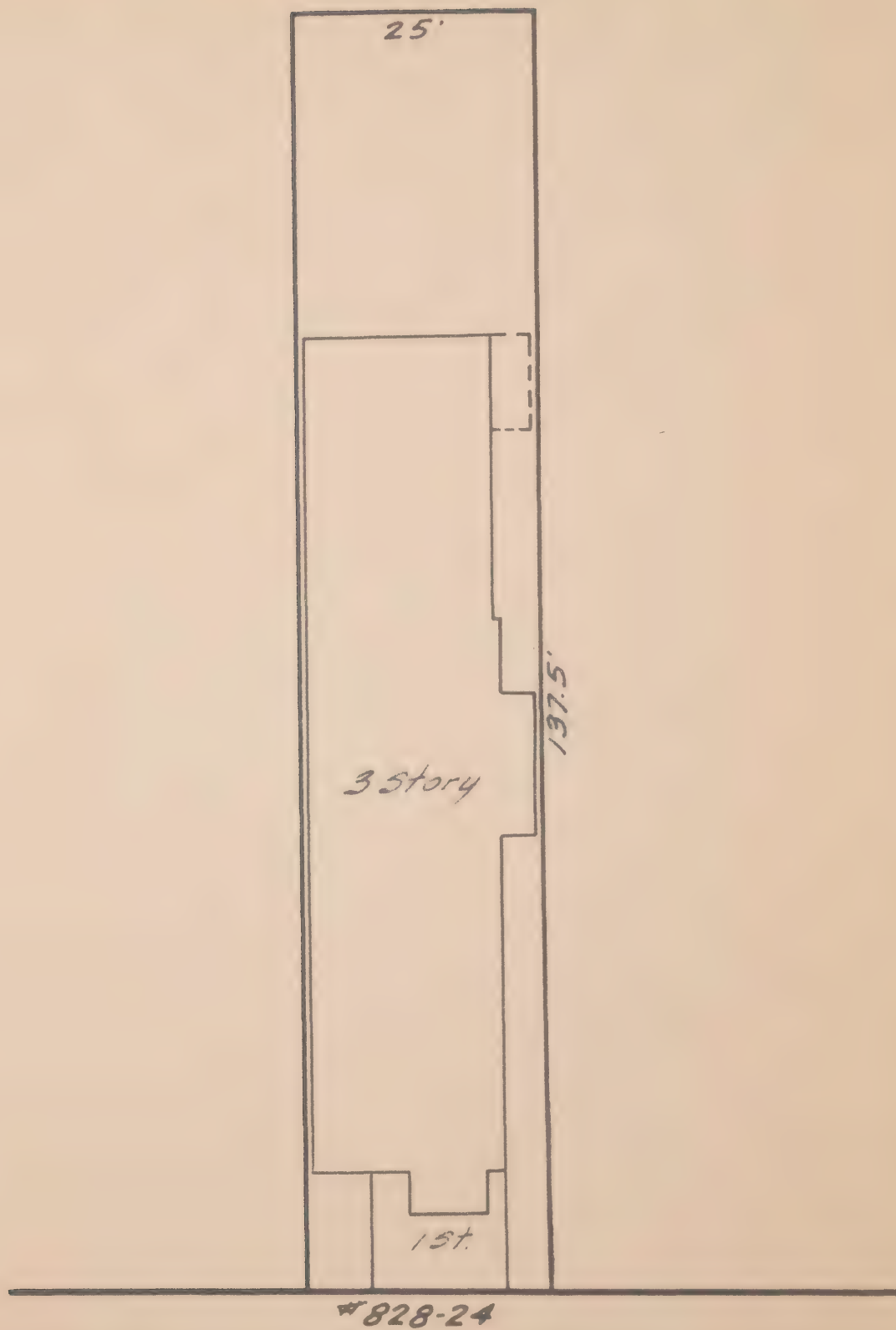
Sales Most Comparable	678-8; 684-12; 769-6		
3,437	s.f. @ \$ 7.50	\$ 25,777	25,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store	115 (L)		115	
6 rms.	Vacant		100	
7 rms.	Owner		110	
			<u>325</u> x 80	26,000

LAND	\$ 14,750
IMPROVEMENTS	<u>11,250</u>

MARKET VALUE OF PROPERTY \$ 26,000



MCALLISTER STREET



APPRAISAL

62-13
54-13

OWNER: Stanley A. Spreyer et ux
PROPERTY ADDRESS: 830-40 McAllister

PARCEL NO. 770-6
DATE ACQ: 2-21-55

OWNER'S ADDRESS: 870-30th Ave.

IRS: \$33.00
CONSID: N.S.
BEST USE: Same

ZONING: CM PRESENT USE: Stores/Apt.

ASSESSED VALUE: Land \$ 4,180.00
Imps. 5,000.00
\$ 9,180.00

TAXES: \$ 762.86

LAND: DIMENSION Irregular = 7,900

IMPROVEMENTS: Condition Good Effective Age 40
3 st. fr. str., 1 store on 1st flr., 2nd & 3rd flrs. have 3-2 rm. and 3-3 rm. units ea. Entire bldg. has been remodeled and renovated since 1955. Rear lot contains fr. gar. for 12 cars.

SUMMATION APPROACH:

Rounded to

Land	7,900 s.f. @ \$4.49	\$ 35,500	
Improvements	12,051 s.f. @ 2.50	30,127	
Garage	- no value	-	
		<u>65,627</u>	\$65,600

MARKET COMPARISON:

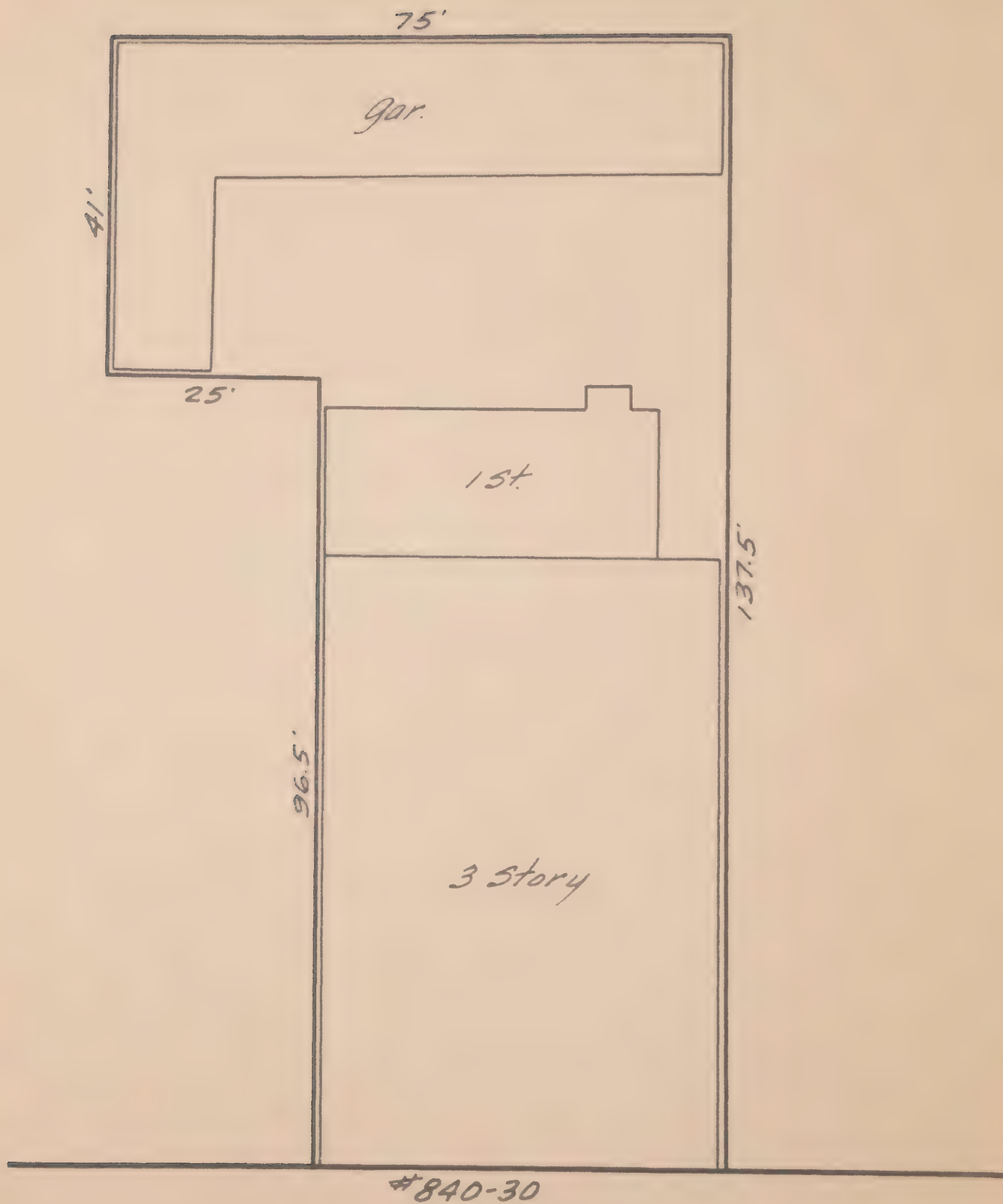
Sales Most Comparable	769-8A; 771-14		
	7,900 s.f. @ \$ 8.25	\$ 65,175	65,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store	Owner		225	
3-2 rms.	40	50	150	
3-3 rms.	55	60	180	
3-2 rms.	40	50	150	
3-3 rms.	50	60	180	
			<u>885</u> x 75 =	
			66,375	66,400

LAND	\$ 35,500
IMPROVEMENTS	29,500
	<u>65,000</u>

MARKET VALUE OF PROPERTY \$ 65,000



McALLISTER

STREET



APPRAISAL

62-12
54-12

OWNER: Alexander P. Sofos
PROPERTY ADDRESS: 842-46 McAllister

PARCEL NO. 770-7
DATE ACQ: 7-22-38

OWNER'S ADDRESS: 828 McAllister

IRS: No
CONSID: N.S.
BEST USE: Stores

ZONING: CM

PRESENT USE: Apt./Stores

ASSESSED VALUE: Land \$ 1,730.00
Imps. 2,500.00
\$ 4,230.00

TAXES: \$ 351.52

LAND: DIMENSION 25 x 96.5 = 2,413

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 40

3 st. fr. str. with 2 stores on 1st flr. and 1-4 rm. flat on 2nd flr. and 1-6 rm. flat on 3rd flr. 2nd and 3rd flrs. are rented as rms. with tenants on ea. flr. sharing baths.

SUMMATION APPROACH:

Rounded to

Land	2,413 s.f. @ \$4.14+	\$ 10,000
Improvements	5,788 s.f. @ 3.50	20,258
		<u>30,258</u>

\$30,300

MARKET COMPARISON:

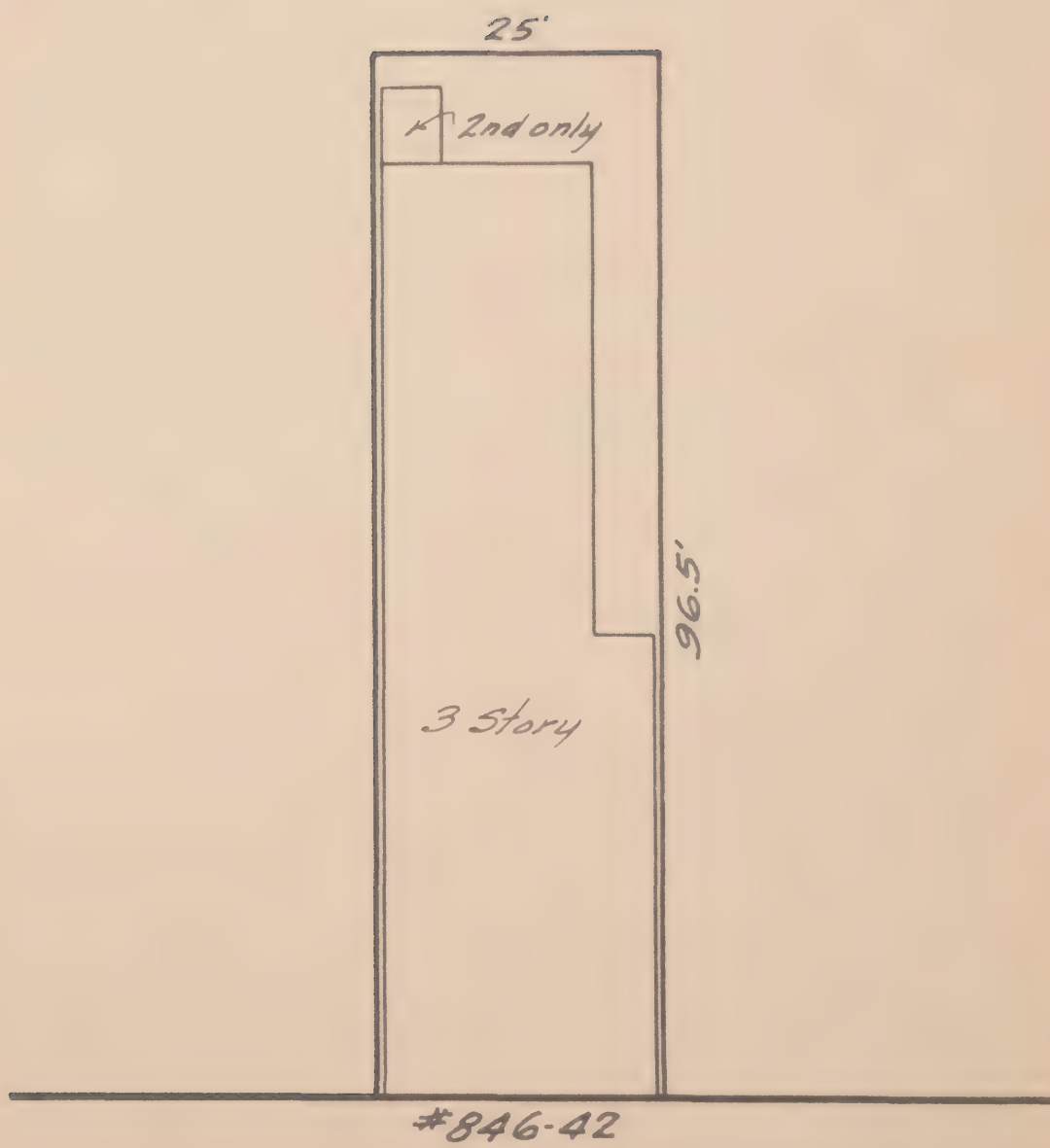
Sales Most Comparable	771-3		
	2,413 s.f. @ \$ 12.00	\$ 28,956	29,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store	50		60	
Store	100		100	
10 rms. @ \$40 ea/		4 rms. 75	75	
		6 rms. 100	100	
			<u>335</u> x 90 =	
			30,150	30,200

LAND	\$ 10,000
IMPROVEMENTS	<u>20,000</u>

MARKET VALUE OF PROPERTY \$ 30,000



M^cALLISTER STREET



APPRAISAL

62-11

54-H

OWNER: Benjamin Fireman
 PROPERTY ADDRESS: 850 McAllister (8)
 856 McAllister (9)
 872 McAllister (10)
 OWNER'S ADDRESS: 59 Kittridge Terrace
 ZONING: CM PRESENT USE: Stores/Apts.

PARCEL NO: 770-8,-9,
 -10

IRS: No
 CONSID: Decree
 BEST USE: Stores

ASSESSED VALUE: Land \$7,880.00
 Imps. 6,300.00
 \$14,180.00

TAXES: \$1,178.36

LAND: DIMENSION 137.5 x 100 = 13,750 s.f.

IMPROVEMENTS: Condition Poor-Fair Effective age 45-50 ±

(8) 2 st. fr. str. with front bsmt. store; 1st & 2nd flrs. have not been rented for some time; 6 rms. on 1st flr. and 7 rms. on 2nd flr.
 (9) 2 st. fr. str. with front bsmt. store. 1st and 2nd flrs. have been closed. 5 rms. on 1st flr. and 8 rms. on 2nd flr.
 (10) 3 st. fr. str. converted and remodeled into 6 apts. in 1959. 1st flr. has 2-7 rm. units; 2nd flr. has 3-8 rm. units; 3rd flr. has 1-11 rm. unit. Storage bsmt.

SUMMATION APPROACH:

Rounded to

Land 13,750 s.f. @ \$4.51±		\$62,000
Improvements (8) 3,810 s.f. @ \$2	\$7,620	
(9) 4,672 s.f. @ 2	9,344	
(10) 10,644 s.f. @ 3	31,932	
	48,886	
	110,886	

\$110,900

MARKET COMPARISON:

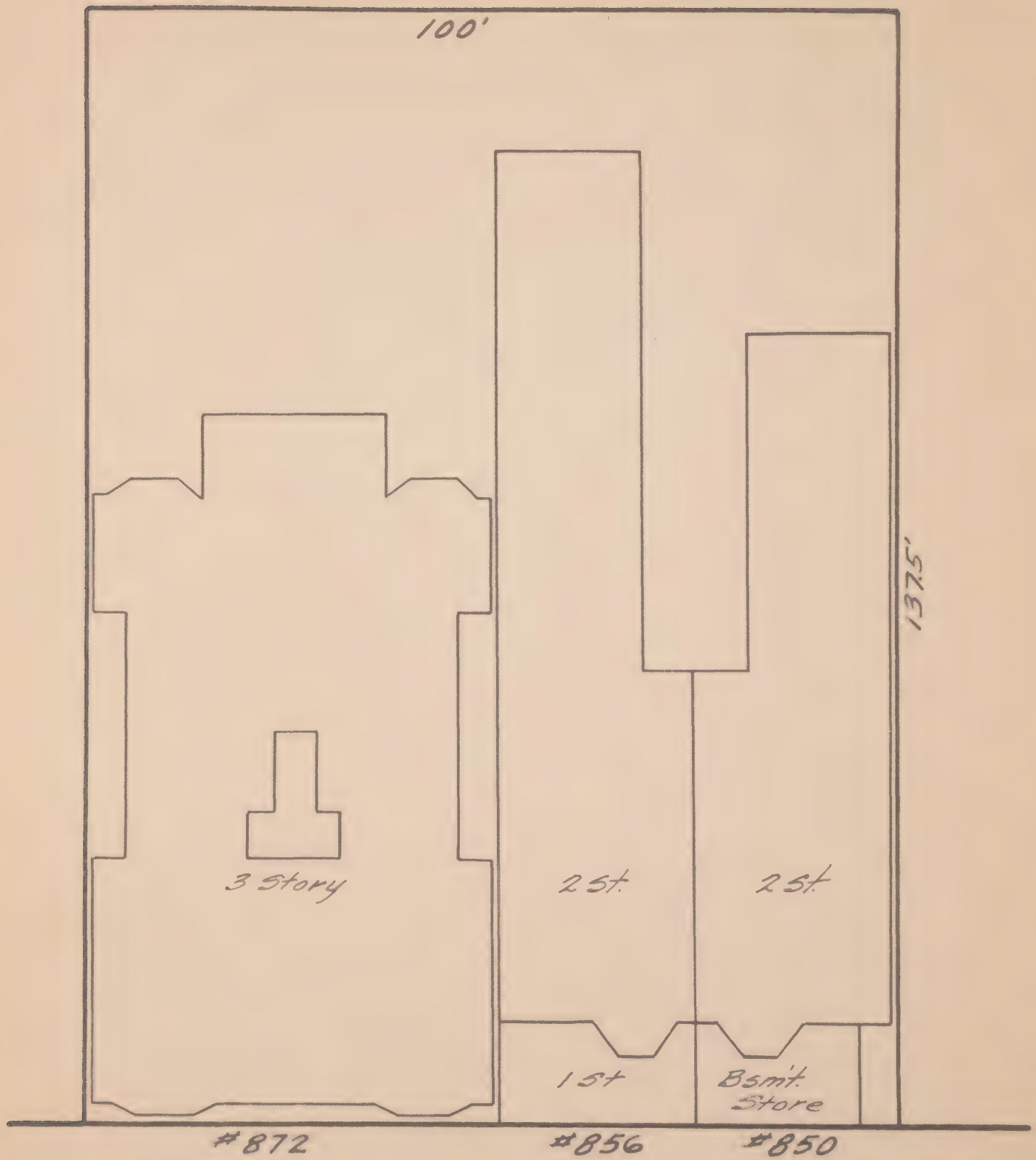
13,750 s.f. @ \$8.00

\$110,000

INCOME APPROACH:

Units	Actual	Total Monthly	
(8) Store	75	75	
6 rms.	80	80	
7 rms.	85	85	
(9) Store	75	75	
5 rms.	75	75	
8 rms.	90	90	
(10) 2-7 rm.	100	200	
3-8 rm.	100	300	
1-11 rm.	100	100	
		1,080 x 100	108,000

LAND	\$ 62,000
IMPROVEMENTS	48,000
MARKET VALUE OF PROPERTY	\$ 110,000



McALLISTER STREET



APPRAISAL

OWNER: Dominic Zuffi et ux
 PROPERTY ADDRESS: 884-88 McAllister

PARCEL NO. 770-12
 DATE ACQ: 4-12-55

OWNER'S ADDRESS: 411 Central

IRS: No
 CONSID: N.S.
 BEST USE: Store

ZONING: CM PRESENT USE: Store

ASSESSED VALUE: Land \$ 2,630.00
 Impe. 2,050.00
 \$ 4,680.00

TAXES: \$ 388.90

LAND: DIMENSION 37.5 x 100 = 3,750

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 40 ±

2 st. fr. str. with store on 1st flr. and 3-2 rm. apts. on 2nd flr. Rear of lot contains 3 car fr. gar.

SUMMATION APPROACH:

Rounded to

Land	3,750 s.f. @ \$4.27±	\$ 16,000
Improvements	2,508 s.f. @ 5.50	13,794
		<u>29,794</u>

\$29,800

MARKET COMPARISON:

Sales Most Comparable 771-3
 3,750 s.f. @ \$ 8.00

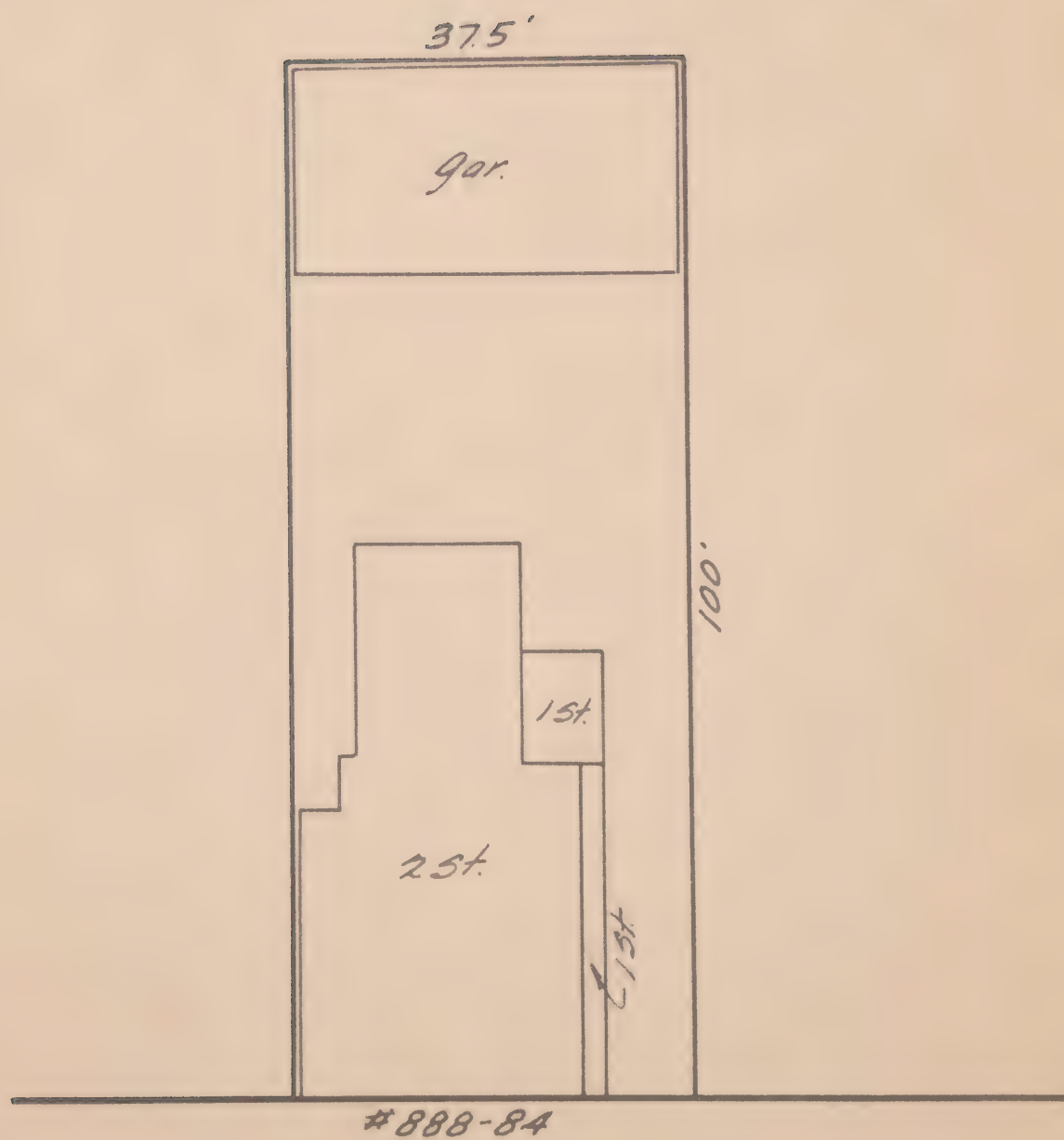
\$ 30,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
Bar (L)	\$ 200	\$	\$ 200
3-2 rm. @ \$34-\$45-\$50		50	150
			<u>350</u> x 85 =
			29,750
			29,800

LAND	\$ 16,000
IMPROVEMENTS	14,000

MARKET VALUE OF PROPERTY \$ 30,000



MCALLISTER STREET



APPRAISAL

62-8
54-8

OWNER: 1st Western Bank & Trust Co.
PROPERTY ADDRESS: 898 McAllister

PARCEL NO. 770-13
DATE ACQ:

OWNER'S ADDRESS: 405 Montgomery

IRS: No
CONSID: N.S.
BEST USE: Stores

ZONING: CM PRESENT USE: Stores

ASSESSED VALUE: Land \$ 2,930.00
Imps. 3,000.00
\$ 5,930.00

TAXES: \$ 492.78

LAND: DIMENSION 30 x 100 = 3,000

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 25 ±

1 st. fr. str. with 2 stores.

SUMMATION APPROACH:

Rounded to

Land 3,000 s. f. @ \$5.00 \$ 15,000
Improvements 3,000 s. f. @ 4.50 13,500

\$28,500

MARKET COMPARISON:

Sales Most Comparable

3,000 s. f. @ \$ 9.00

\$ 27,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Bar (L)	150		150
Store (L)	150		150
			300 x 90
			27,000

LAND \$ 15,000
IMPROVEMENTS 12,000

MARKET VALUE OF PROPERTY \$ 27,000

LAGUNA STREET

#908

30'

1st

100'

#896

McALLISTER STREET



APPRAISAL

62-7

~~54-7~~

OWNER: Higinio B. Barola et ux
PROPERTY ADDRESS: 910-14 Laguna

PARCEL NO. 770-14
DATE ACQ: 5-25-38

OWNER'S ADDRESS: 910 Laguna

IRS: No
CONSID: N.S.
BEST USE: Apts.

ZONING: CM PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,120.00
Impe. 1,550.00
\$ 2,670.00

TAXES: \$ 221.88

LAND: DIMENSION 22 x 105 = 2,310

s. f.

IMPROVEMENTS: Condition Poor-Fair

Effective Age 50

3 st. fr. str. with 6 rms. on 1st flr. and 5 rms. ea. on 2nd and 3rd flrs. Small bsmt.

SUMMATION APPROACH:

Rounded to

Land	2,310 s.f. @ \$3.90+	\$ 9,000
Improvements	3,759 s.f. @ 3.50	13,156
		<u>22,156</u>

\$22,200

MARKET COMPARISON:

Sales Most Comparable 775-10; 748-29; 707-14

2,310 s.f. @ \$ 9.50

\$ 21,945

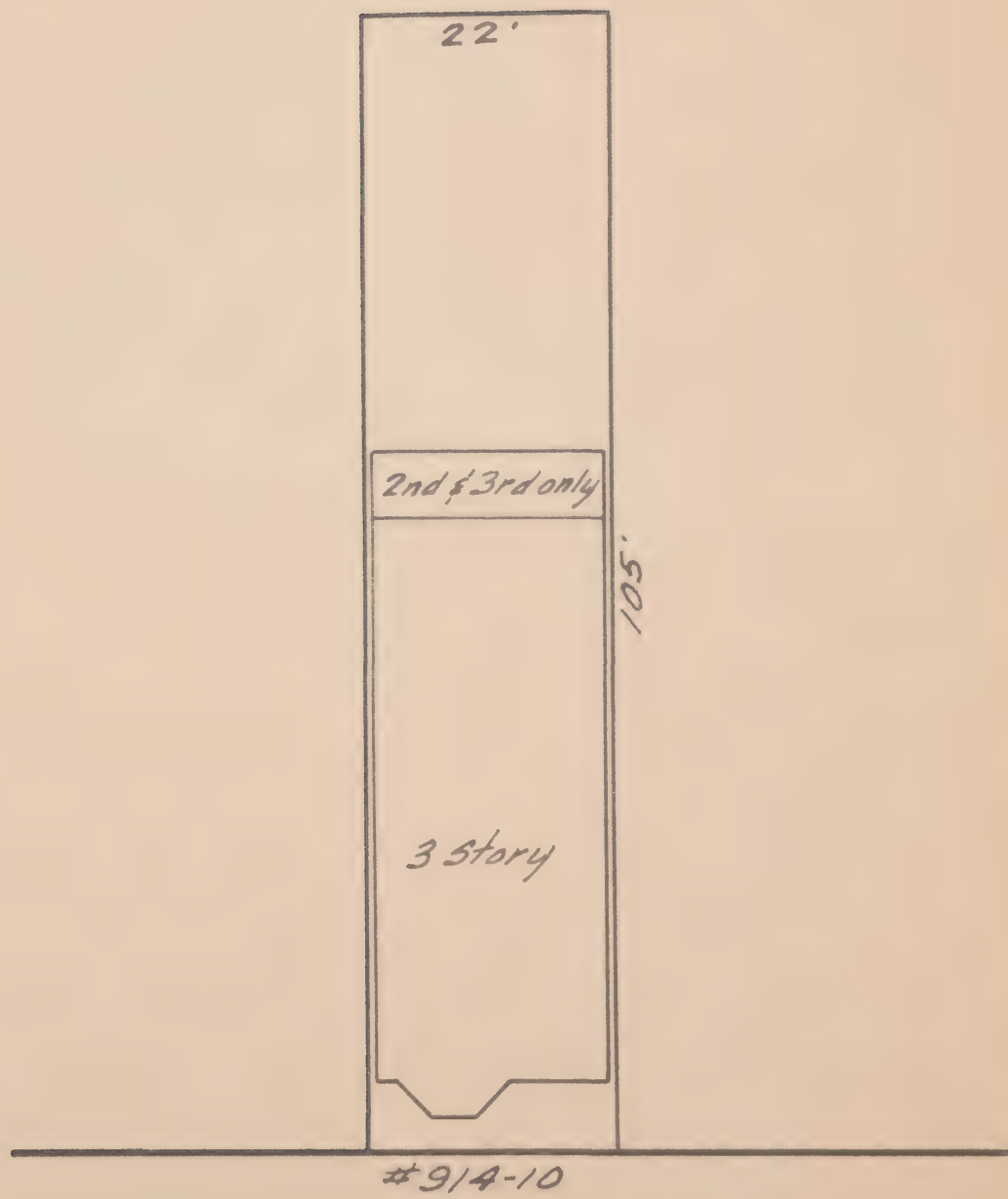
22,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
6 rms.	65		90
5 rms.	65		75
5 rms.	Owner		75
			<u>240</u> x 90
			21,600

LAND	\$ 9,000
IMPROVEMENTS	<u>13,000</u>

MARKET VALUE OF PROPERTY \$ 22,000



LAGUNA STREET





APPRAISAL

62-6
54-6

OWNER: 2nd American Methodist Episcopal Church PARCEL NO: 770-15,-16,
PROPERTY ADDRESS: 916 Laguna (15) -17
944-48 Laguna & 985-97 Golden Gate (16)
979-83 Golden Gate (17) DATE ACQ: 12-13-44
3-3-58

OWNER'S ADDRESS: 916 Laguna

IRS: \$60.50 &
\$14.30

CONSID: \$13,000(17)

ZONING: R-4 PRESENT USE: Stores, Flats-Church BEST USE: Apts.

ASSESSED VALUE: Land \$10,510.00
Imps. 23,100.00
\$33,610.00

TAXES: \$1,571.42

LAND: DIMENSION 53 x 105 (15)
80 x 100 (16) = 16,065 s.f.
25 x 100 (17)

IMPROVEMENTS: Condition Poor-to-fair Effective Age (15) 45
(16) 70
(17) 55

(15) Wd. fr. church with mezzanine and choir loft with 50 seats; 1st flr. consists of offices, classrooms, kitchen, dining rm. and lavatories. Bldg. has 483 seats; mezzanine has 4 rms.; bldg. has the usual built-in organ and pipes; some modernization.

(16) 3 st. fr. str. with 5 stores on 1st flr., 2nd flr. contains approx. 24 rms. which have been closed up.

(17) 3 st. fr. str. with store at ground level and 5 rms. ea. on 2nd and 3rd flrs. Flrs. are rented out as 1, 2, and 3 rm. units with community bath facilities.

SUMMATION APPROACH:

Rounded to

Land 16,065 s.f. @ \$4.67+ \$75,000
Improvements (15) RCN 9,431 s.f. @ \$16.50 \$155,612
Dep.: Physical 45%
Economic 0
Functional 5%
50%

77,806

(16) 13,372 s.f. @ \$1.00 \$13,372
(17) 5,329 s.f. (sustaining value)

\$77,657

13,400

3,500

94,557

169,557 \$169,600

MARKET COMPARISON:

16,065 s.f. @ \$10.50

168,682

168,700

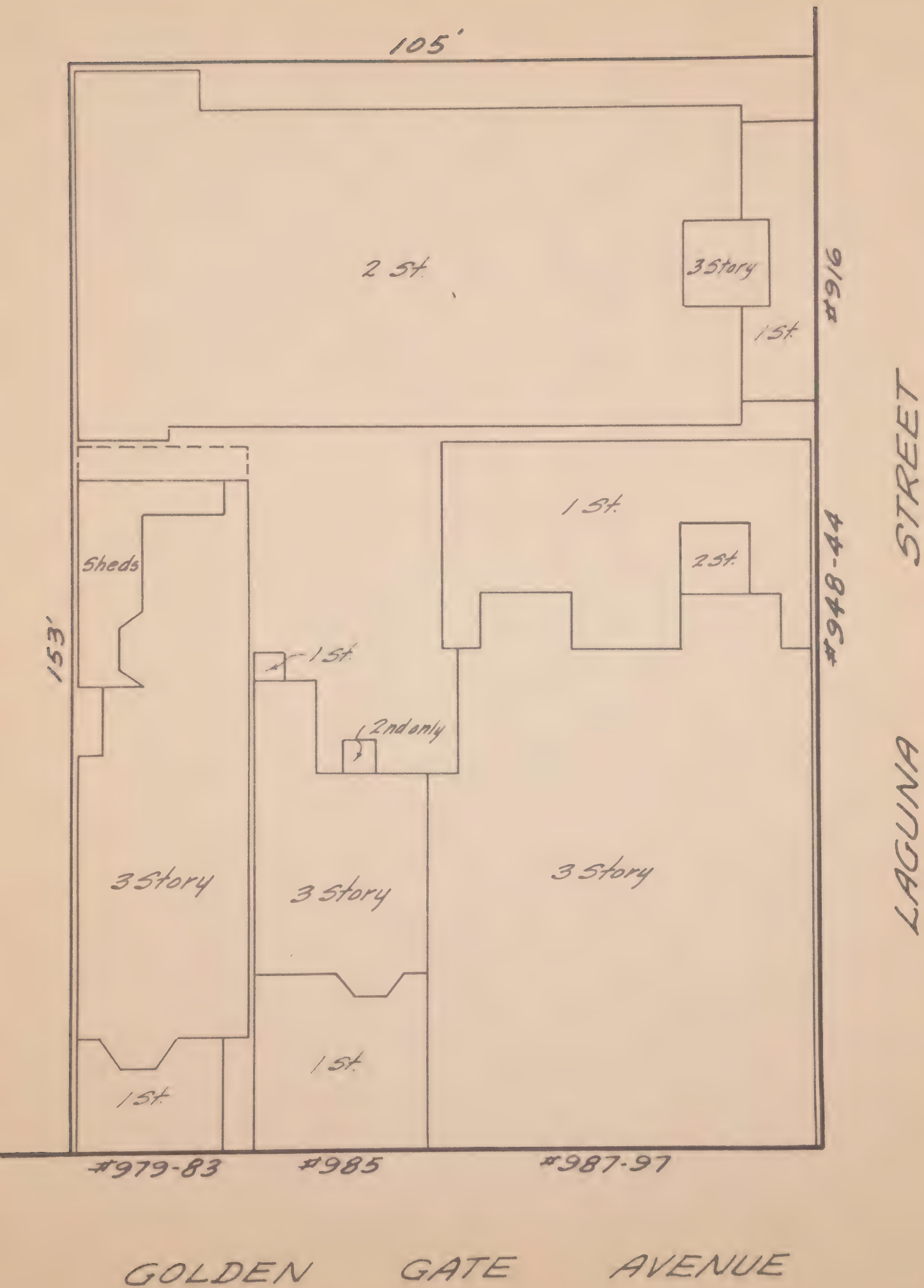
INCOME APPROACH: Not applicable

LAND
IMPROVEMENTS

\$ 75,000
94,000

MARKET VALUE OF PROPERTY

\$169,000





APPRAISAL

62-4
54-4

OWNER: Del-Camp Inv. Inc.
PROPERTY ADDRESS: 961 Golden Gate

PARCEL NO. 770-19
DATE ACQ: 10-3-58

OWNER'S ADDRESS: Unknown

IRS: \$67.10
CONSID: \$61,000
BEST USE: Same

ZONING: R-4 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,830.00
 Imps. 13,500.00
 \$ 15,330.00

TAXES: \$ 1,273.92

LAND: DIMENSION 25 x 137.5 = 3,437

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 40

3 st. fr. str. with 12 apts. Ea. flr. has 4-2 rm. units all rented furnished, service bsmt.

SUMMATION APPROACH:

Rounded to

Land	3,437 s.f. @ \$4.29+	\$ 14,750
Improvements RCN	8,079 s.f. @ \$10.75	\$86,849
Dep.: Physical	30%	
Economic	5%	
Functional	5%	
	<u>40%</u>	
	34,739	52,110

\$66,900

MARKET COMPARISON:

Sales Most Comparable 1153-8

3,437 s.f. @ \$ 19.00

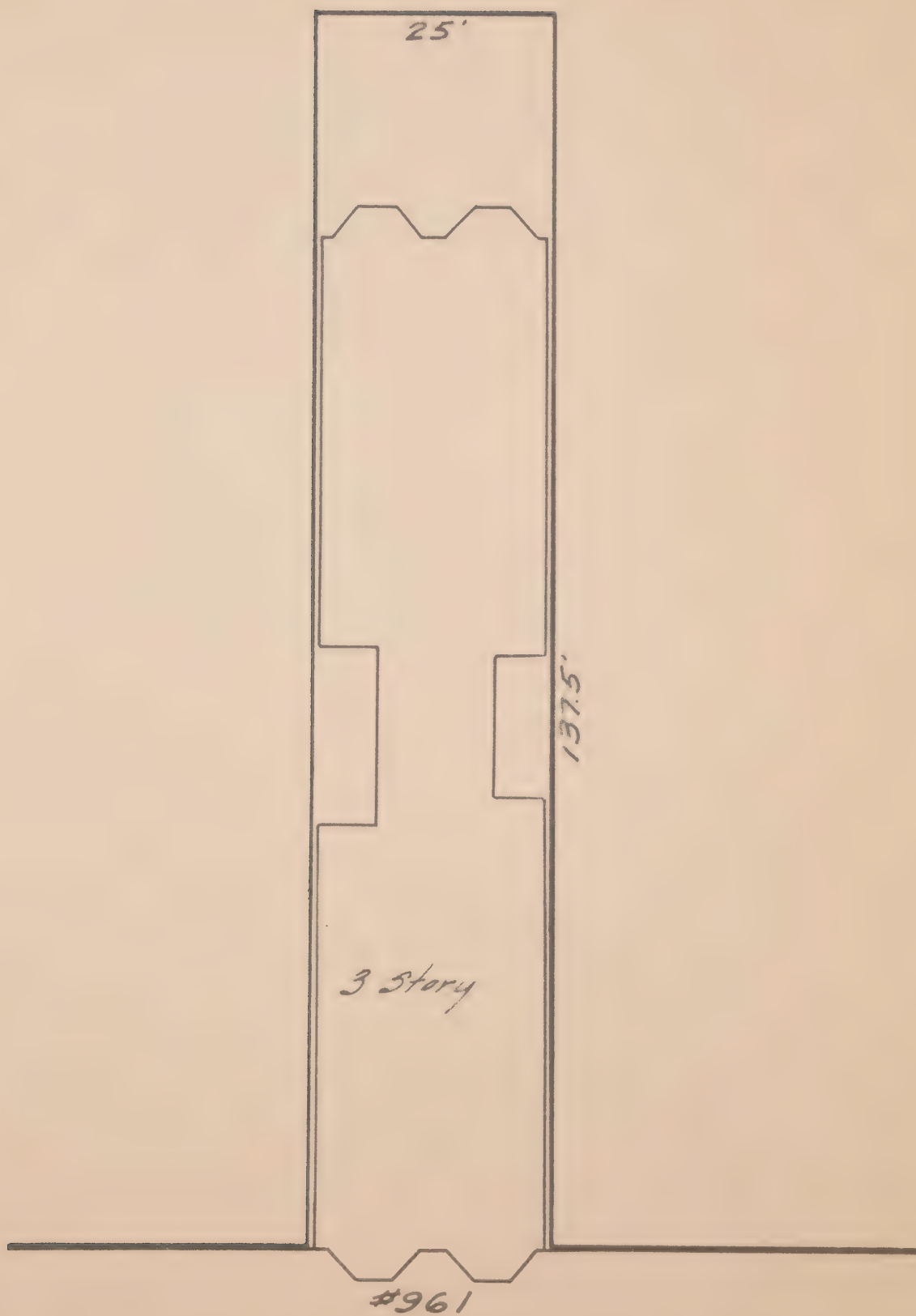
\$ 65,303

65,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
12-2 rm. @ \$60		60	720 x 90
			64,800

LAND	\$ 14,750
IMPROVEMENTS	<u>51,250</u>
MARKET VALUE OF PROPERTY	\$ 66,000



GOLDEN GATE AVENUE



APPRAISAL

61-3

543

OWNER: Irene Cherrington
PROPERTY ADDRESS: 955 Golden Gate

PARCEL NO. 770-20
DATE ACQ: 2-28-57

OWNER'S ADDRESS: 1327 Leavenworth

IRS: No
CONSID: N.S.
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 2,740.00
Imps. 15,600.00
\$ 18,340.00

TAXES: \$ 1,524.06

LAND: DIMENSION 37.5 x 137.5 = 5,156

IMPROVEMENTS: Condition Fair Effective Age 35

3 st. fr. str. with 25 apts. and service bsmt. 1st flr. has 8 apts. (3-3 rm. and 5-2 rm.). 2nd flr. has 9 apts. (3-3 rm. and 6-2 rm.). 3rd flr. has 8 apts. (3-3 rm. and 5-2 rm.). All apts. are rented furnished.

SUMMATION APPROACH:

Rounded to

Land 5,156 s.f. @ \$4.36+ \$ 22,500
Improvements RCN 11,314 s.f. @ \$14.50 \$164,053
Dep.: Physical 25%
Economic 5%
Functional 0%
30%

49,216
114,837
137,337

MARKET COMPARISON:

Sales Most Comparable 770-22
5,156 s.f. @ \$ 26.00

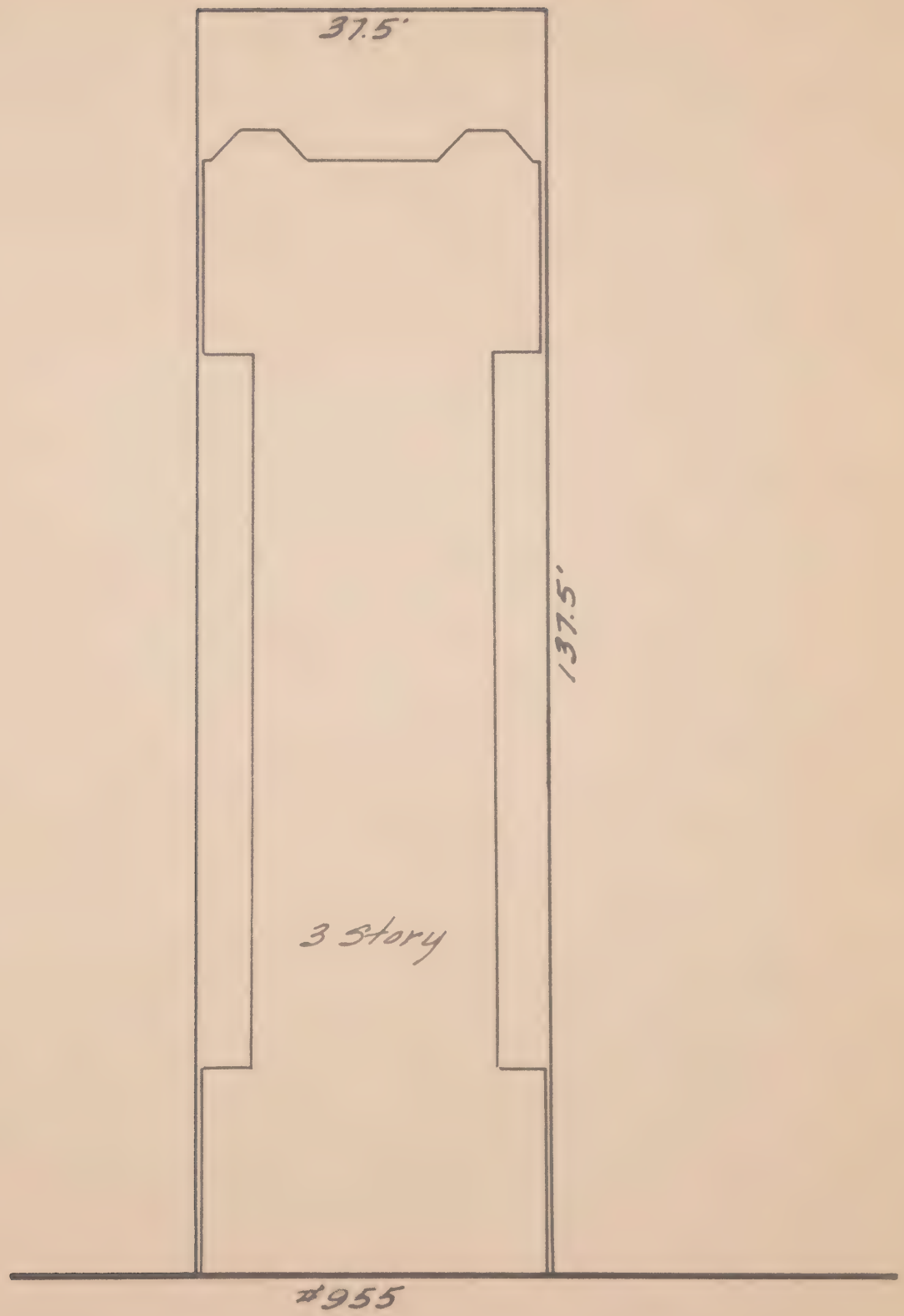
\$ 134,056

\$137,300
134,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
9-3 rm. @ \$70-\$75		70	630
16-2 rm. @ \$42-\$50		55	880
			1,510 x 90
			135,900

LAND	\$ 22,500
IMPROVEMENTS	112,500
MARKET VALUE OF PROPERTY	\$ 135,000



GOLDEN GATE AVENUE



APPRAISAL

62-2
~~54-2~~

OWNER: Archie C. Erickson et ux
PROPERTY ADDRESS: 945-47 Golden Gate

PARCEL NO. 770-22
DATE ACQ: 12-29-61

OWNER'S ADDRESS: c/o Alice B. Lynch
208 Glenview Dr.
ZONING: R-4 PRESENT USE: Apts.

IRS: \$70.40
CONSID: \$145,000
BEST USE: Apts.

ASSESSED VALUE: Land \$ 4,570.00
Imps. 18,100.00
\$ 22,670.00

TAXES: \$ 1,883.88

LAND: DIMENSION 62.5 x 137.5 = 8,594 s.f.

IMPROVEMENTS: Condition Fair Effective Age 45
3 st. fr. str. with 24 apts. and service bsmt. Ea. flr. contains
8 apts. In the following units: 2-2 rm., 2-3 rm., 4-4 rm. 18 apts.
are rented with stoves and refrigerators.

SUMMATION APPROACH:

Rounded to

Land 8,594 s.f. @ \$4.48+ \$ 38,500
Improvements RCN 19,510 s.f. @ \$11.25 \$219,487
Dep.: Physical 35%
Economic 10%
Functional 5%
50% 109,743

MARKET COMPARISON:

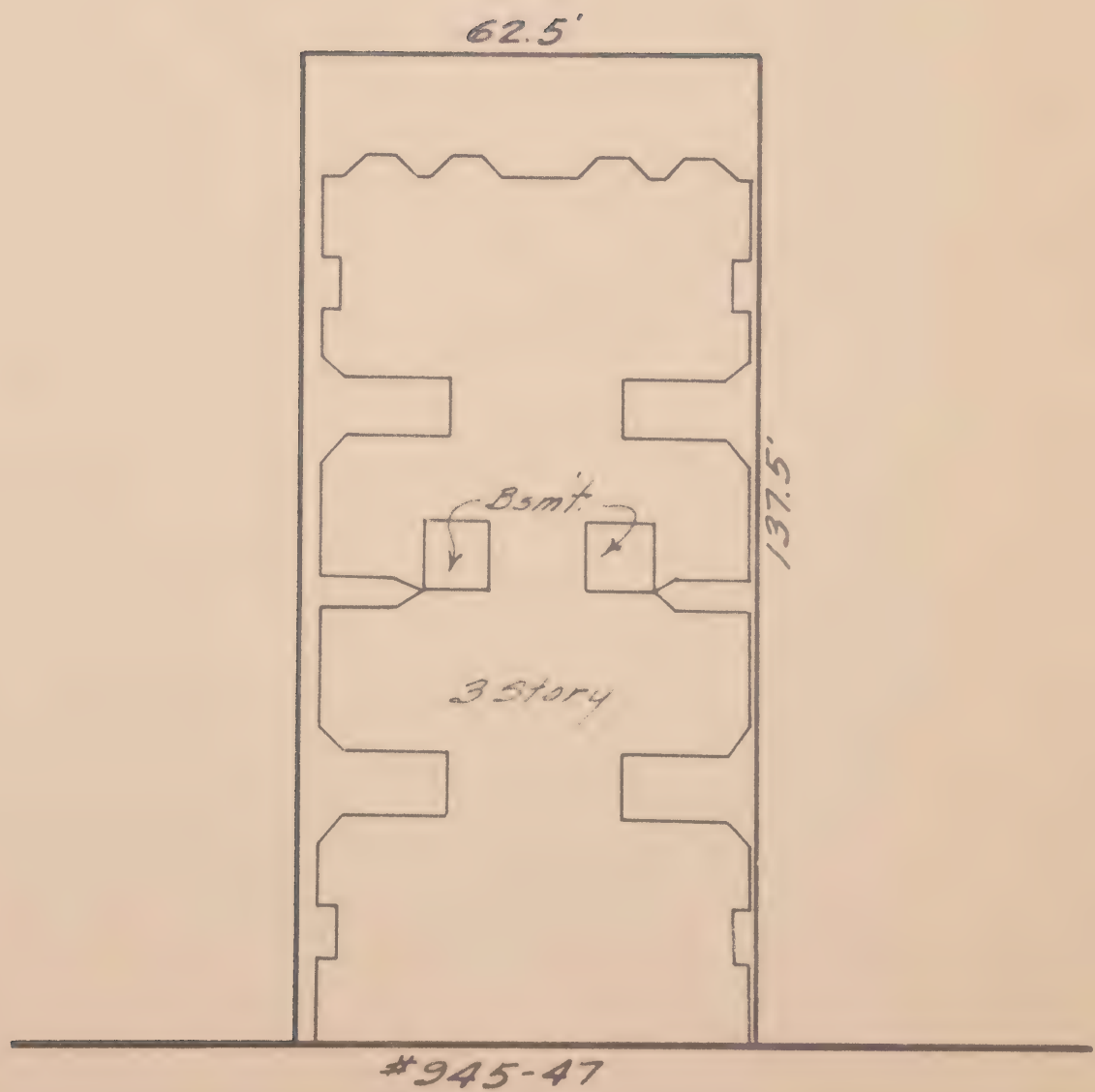
Sales Most Comparable 770-22; 683-32; 1153-6
8,594 s.f. @ \$ 17.50 \$ 150,395 \$148,200
150,400

INCOME APPROACH:

Units	Actual \$	Fair \$	Total Monthly \$
6-2 rm. @ \$55		55	330
6-3 rm. @ 65		65	390
12-4 rm. @ 75		75	900
			1620 x 90
			145,800

LAND \$ 38,500
IMPROVEMENTS 109,000

MARKET VALUE OF PROPERTY \$ 147,500



GOLDEN GATE AVENUE

BLOCK 771

ELOCK 771

	NAME	LAND	IMPS	TOTAL
-1	Kline Wilson	\$ 19,000	\$ 2,500	\$ 21,500 ✓
-2	Cal Pac Title Co.	38,000	192,000	230,000 ✓
-2A	Norman Elkington	38,000	44,000	82,000 ✓
-3	Maria Kasner	21,000	13,000	34,000 ✓
-4	David Greendorfer	21,000	19,000	40,000 ✓
-5, -5A	B.C. Coleman	13,000	9,500	22,500 ✓
-6	Ray Cooper	15,500	13,500	29,000 ✓
-7	Leland J. Cuneo	26,000	26,000	52,000 ✓
-8, -9	Bessie Rathner	13,500	16,500	30,000 ✓
-10	John Dondero	21,500	12,500	34,000 ✓
-11	Michael Desiano	18,000	14,000	32,000 ✓
-12	Margaret Bruton	17,000	18,000	35,000 ✓
-14	James P. Witt	16,500	47,500	64,000 ✓
-15	Walter S. Haller	32,000	46,000	78,000 ✓
-17, -18, -19	Maurice D. Cohn	56,000	22,000	78,000 ✓
-20	Bertha A. Gordon	15,500	4,500	20,000 ✓
-21	Queene B. Leithead	9,500	6,500	16,000 ✓
-21A	Narcisco L. Manzano	6,500	18,000	24,500 ✓
-22A	Elta G. Moore	7,000	18,500	25,500 ✓
-22	Dave Schwebel	11,000	26,000	37,000 ✓
-22B	Bay Cos. Title Co.	6,500	14,000	20,500
-22C	" " " "	6,500	14,000	20,500
-23	Vidella Brown	8,500	9,500	18,000
-23A	Bay Cos. Title Co.	6,500	-	6,500
-24	Odust McGee	<u>11,000</u>	<u>13,000</u>	<u>24,000</u> ✓
		\$454,500	\$620,000	\$1,074,500



APPRAISAL

63-1
554

OWNER: Kline Wilson et ux
PROPERTY ADDRESS: 1001 Golden Gate

PARCEL NO. 771-1
DATE ACQ: 7-20-61

OWNER'S ADDRESS: 1742 Bush

IRS: \$22.55
CONSID: \$20,500 Ind.
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Vacant

ASSESSED VALUE: Land \$ 3,140.00
Imps. 3,000.00
\$ 6,140.00

TAXES: \$ 510.24

LAND: DIMENSION 34.5 x 120 = 4,140

s.f.

IMPROVEMENTS: Condition Very poor

Effective Age 70

2 & 3 st. fr. str. that has been damaged by vandalism. Interior inspection was refused by owner.

SUMMATION APPROACH:

Rounded to

Land 4,140 s.f. @ \$4.59+
Improvements 5,753 (sustaining value)

\$ 19,000
2,500
21,500

\$21,500

MARKET COMPARISON:

Sales Most Comparable 771-11; 770-3
4,140 s.f. @ \$ 5.20

\$ 21,528

21,500

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND \$ 19,000
IMPROVEMENTS 2,500

MARKET VALUE OF PROPERTY \$ 21,500

REDWOOD STREET

#600

LAGUNA STREET

#935

#949

LAGUNA



#1001

GOLDEN GATE AVENUE



APPRAISAL

63-23

~~55-23~~

OWNER: California Pac. Title Ins. Co.
PROPERTY ADDRESS: 909 Laguna

PARCEL NO. 771-2
DATE ACQ: 9-18-61

OWNER'S ADDRESS: 148 Montgomery

IRS: \$247.50
CONSID: \$225,000
BEST USE: Same

ZONING: CM PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 4,000.00
Impe. 35,250.00
\$ 39,250.00

TAXES: \$ 3,261.68

LAND: DIMENSION 60 x 137.5 = 8,250

s. f.

IMPROVEMENTS: Condition Fair-to-good

Effective Age 35

3 st. brick str. with high bsmt. garages. There are 27-2 rm. and 6-3 rm. apts. Bldg. has steam heat and apts. are furnished.

SUMMATION APPROACH:

Rounded to

Land	8,250 s.f. @ \$4.61±	\$ 38,000
Improvements	19,479 s.f. @ 9.00	\$175,311
Gar. & stg.	6,296 s.f. @ 2.50	15,740
		<u>191,051</u>
		229,051

\$229,100

MARKET COMPARISON:

Sales Most Comparable 770-22; 743-10A
8,250 s.f. @ \$ 28.00

\$ 231,000

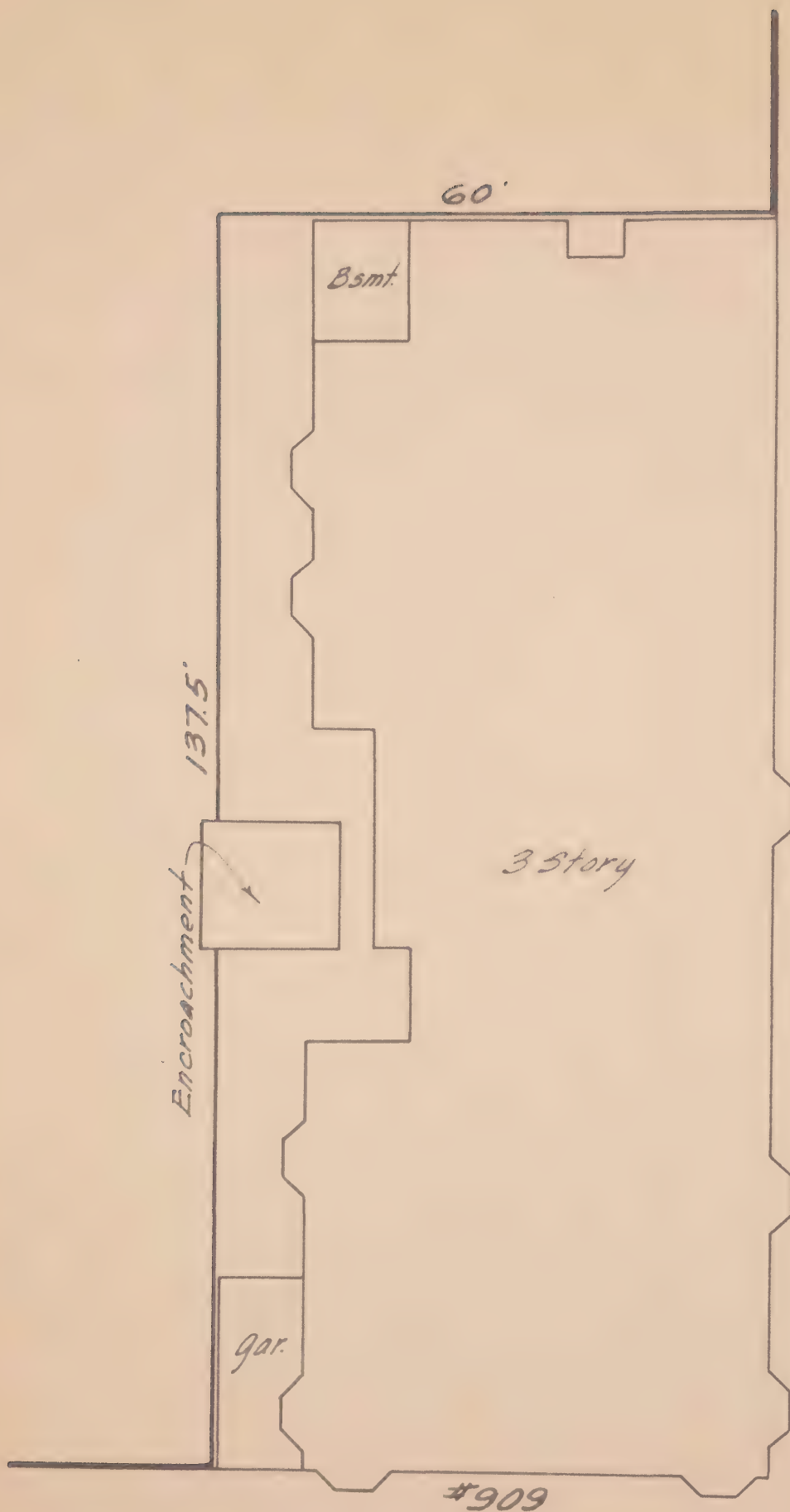
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
6-3 rm.	80 avg.		480
27-2 rm.	70 avg.		1,890
15 garages	8 avg.		120
			<u>2,490</u>
			2,490 x 95 =
			236,550
			236,600

Furniture not included.

LAND	\$ 38,000
IMPROVEMENTS	<u>192,000</u>

MARKET VALUE OF PROPERTY \$ 230,000



LAGUNA STREET

REDWOOD STREET



APPRAISAL

63-22
55-22

OWNER: Norman Elkington et al
PROPERTY ADDRESS: 900-14 McAllister

PARCEL NO. 771-2A
DATE ACQ:

OWNER'S ADDRESS: c/o Joseph B. Diestel Jr.
36 Glenbrook, Daly City
ZONING: CM
PRESENT USE: Stores & Hotel
IRS: N.S.
CONSID: Com.
BEST USE:

ASSESSED VALUE: Land \$ 7,830.00
Impe. 12,100.00
\$ 19,930.00

TAXES: \$ 1,656.18

LAND: DIMENSION 60 x 137.5 = 8,250

s.f.

IMPROVEMENTS: Condition Poor Effective Age 70
3 st. fr. str. with 6 stores on the 1st flr. and 73 hotel rms. on the 2nd & 3rd flrs., only 57 rms. are rentable because of illegal pantries & kitchens. There are 4 bathrooms on ea. of 2nd and 3rd flrs. Steam heat in rooms.

SUMMATION APPROACH:

Rounded to

Land	8,250 s.f. @ \$4.61+	\$ 38,000	
Improvements	22,176 s.f. @ 2.00	44,352	
		<u>82,352</u>	\$82,400

MARKET COMPARISON:

Sales Most Comparable	725-12; 780-18		
	8,250 s.f. @ \$ 10.10	\$ 83,325	83,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1 dble. store	160		160	
2 stores	75 ea.		150	
1 store	62		62	
1 store	80		80	
corner store	135		135	
Hotel (ML)	400		400	
			<u>987</u> x 85 =	
			83,895	83,900

LAND	\$ 38,000
IMPROVEMENTS	<u>44,000</u>

MARKET VALUE OF PROPERTY \$ 82,000

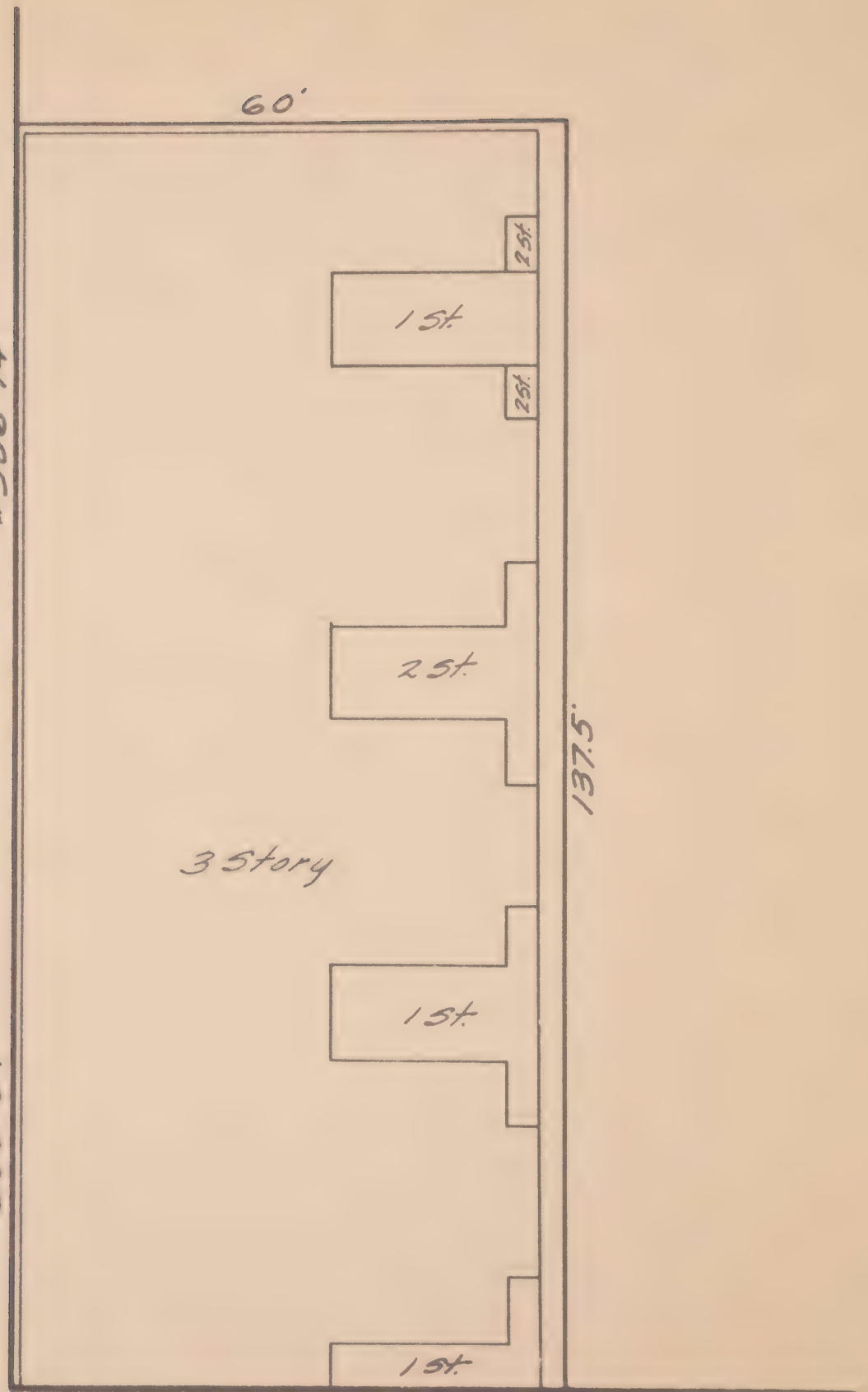
Mc ALLISTER STREET

#906-14

#900-04

#901

LAGUNA STREET





APPRAISAL

63-21

~~55-21~~

OWNER: Maria Kasner
PROPERTY ADDRESS: 934-42 McAllister

PARCEL NO. 771-3
DATE ACQ: 11-21-60

OWNER'S ADDRESS: 2158 Market

IRS: \$18.90
CONSID: \$32,500
BEST USE: Com.

ZONING: CM

PRESENT USE: Stores & Apts.

ASSESSED VALUE: Land \$ 3,060.00
Imps. 2,900.00
\$ 5,960.00

TAXES: \$ 495.28

LAND: DIMENSION 41.25 x 120 = 4,950 s.f.

IMPROVEMENTS: Condition Fair

Effective Age 60

2 st. fr. str. with 2 stores on 1st flr. 1-6 rm. and 1-7 rm. apt. on 2nd flr. There is a 4 car garage facing on Redwood St. At time of appraisal, a sale was pending but all information was withheld.

SUMMATION APPROACH:

Rounded to

Land	4,950 s.f. @ \$4.24+	\$ 21,000	
Improvements	5,908 s.f. @ 2.00	\$11,816	
Garage	902 s.f.	<u>1,000</u>	
		12,816	
		<u>33,816</u>	\$33,800

MARKET COMPARISON:

Sales Most Comparable	770-6; 769-17A		
	4,950 s.f. @ \$ 7.00	\$ 34,650	34,700

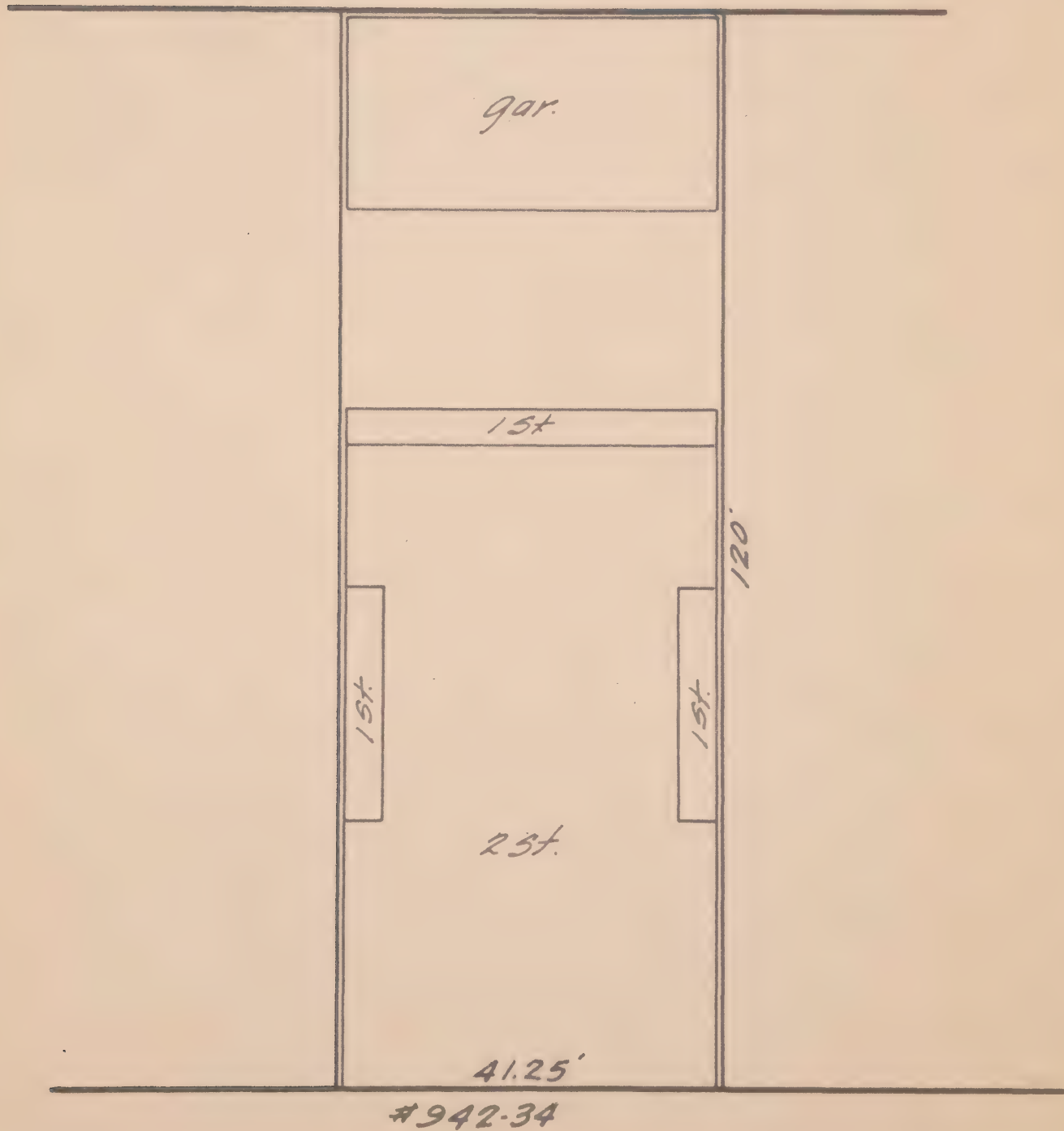
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2 stores	150		150	
1-7 rm.	105		105	
1-6 rm.	100		100	
4 garages	10 ea.		40	
			<u>395</u>	
			x 85 =	
			33,575	33,600

LAND	\$ 21,000
IMPROVEMENTS	<u>13,000</u>

MARKET VALUE OF PROPERTY \$ 34,000

REDWOOD STREET



MCALLISTER STREET



APPRAISAL

63-19
55-49

OWNER: B. C. Coleman et ux
PROPERTY ADDRESS: 954 McAllister (5)
623 Redwood (5A)
OWNER'S ADDRESS: 622 Baker

PARCEL NO. 771-5, -5A
DATE ACQ: 1957 6 3/61

ZONING: CM

PRESENT USE: Apt. & stg.

IRS:
CONSID: \$19,000 Ind.
BEST USE: Com.

ASSESSED VALUE: Land \$ 1,870.00
Imps. 1,700.00
\$ 3,570.00

TAXES: \$ 296.66

LAND: DIMENSION 25 x 120 = 3,000

s.f.

IMPROVEMENTS: Condition Fair-to-poor

Effective Age 75 =

Front bldg. is 2 st. fr. str. with bsmt. stg. Bldg. is presently being used by owner as stg. for furniture store he operates next door. Owner did not allow interior inspection but claimed all fix. remain and bldg. could be rented as a dwelling.

Rear bldg. formerly was 2 apts. now 1/2 is being used as furniture stg. & other part being occupied by owner who has modernized kitchen.

SUMMATION APPROACH:

Rounded to

Land 3,000 s.f. @ \$4.33+ \$ 13,000

Improvements

Front 2,580 s.f. @ \$2.00 \$5,160

Rear 1,737 s.f. @ 2.50 4,343

9,503

22,503

\$22,500

MARKET COMPARISON:

Sales Most Comparable 748-29; 758-24

3,000 s.f. @ \$ 7.50

\$ 22,500

22,500

INCOME APPROACH: Not applicable

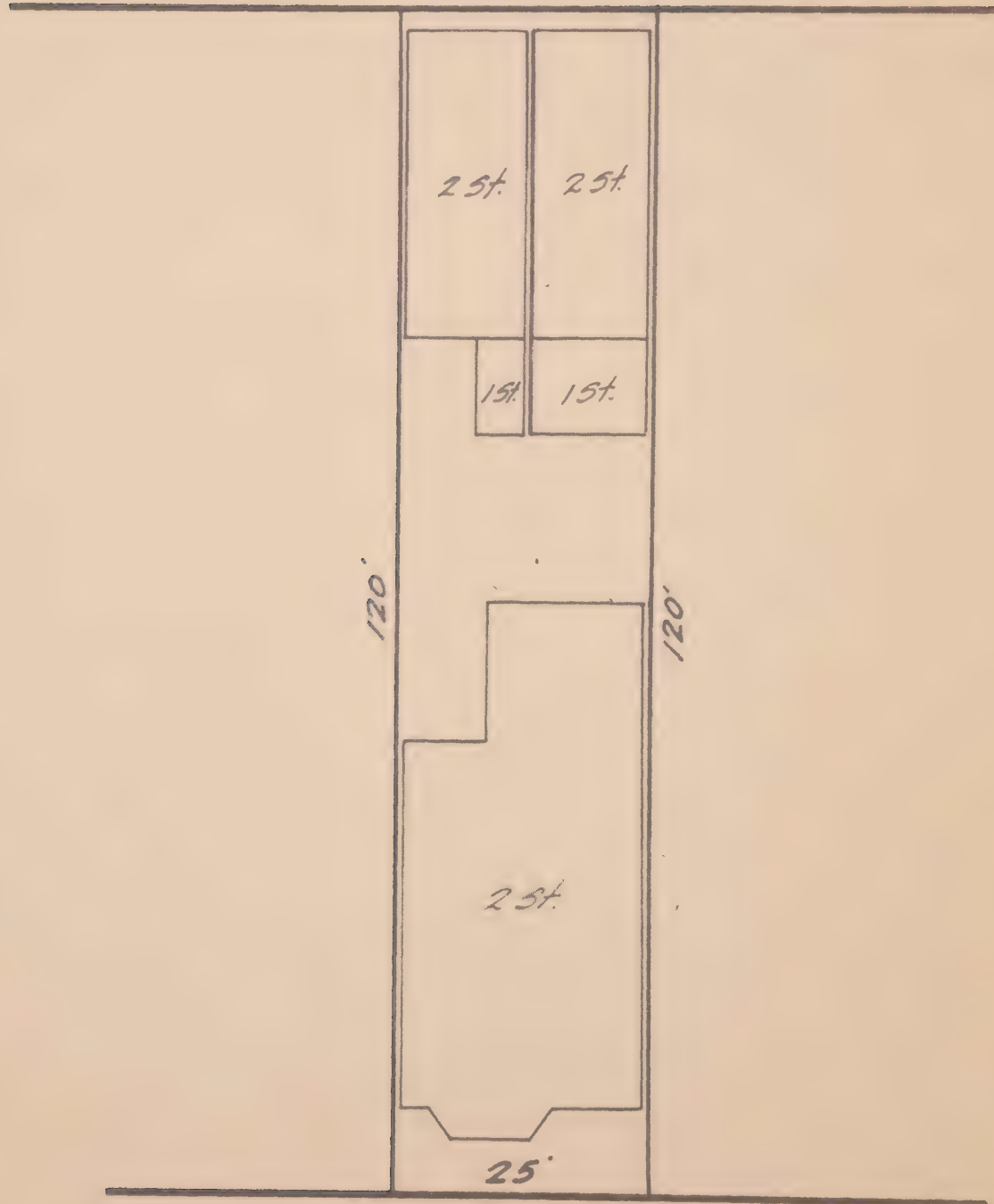
Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND \$ 13,000
IMPROVEMENTS 9,500

MARKET VALUE OF PROPERTY \$ 22,500

REDWOOD STREET

#623



#954

MCALLISTER STREET

771/6



RETURN TO REAL ESTATE SECTION
WA A-2

APPRAISAL

63-18

~~55-18~~

OWNER: Roy Cooper
PROPERTY ADDRESS: 962-64 McAllister

PARCEL NO. 771-6
DATE ACQ: 5-2-57

OWNER'S ADDRESS: Unknown

IRS: \$27.50

CONSID: N.S.

ZONING: CM

PRESENT USE: Store & Hotel

BEST USE: Same

ASSESSED VALUE: Land \$ 2,230.00
Imps. 3,000.00
\$ 5,230.00

TAXES: \$ 434.62

LAND: DIMENSION 30 x 120 = 3,600

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 70

3 st. fr. str. with store on 1st flr. and 42 rm. hotel on the 2nd and 3rd flrs. Hotel has been condemned. Owner stated he would start renovating immediately. Entry to upper floors was not obtained.

SUMMATION APPROACH:

Rounded to

Land 3,600 s.f. @ \$4.31± \$ 15,500

Improvements

1st flr. 3,600 s.f. @ \$2.00 \$7,200

2nd & 3rd flrs. 6,464 s.f. @ \$1 6,464

13,664

29,164

\$29,200

MARKET COMPARISON:

Sales Most Comparable

3,600 s.f. @ \$ 8.00

\$

28,800

INCOME APPROACH: Not applicable

Units

Actual

Fair

Total Monthly

\$

\$

\$

LAND

\$

15,500

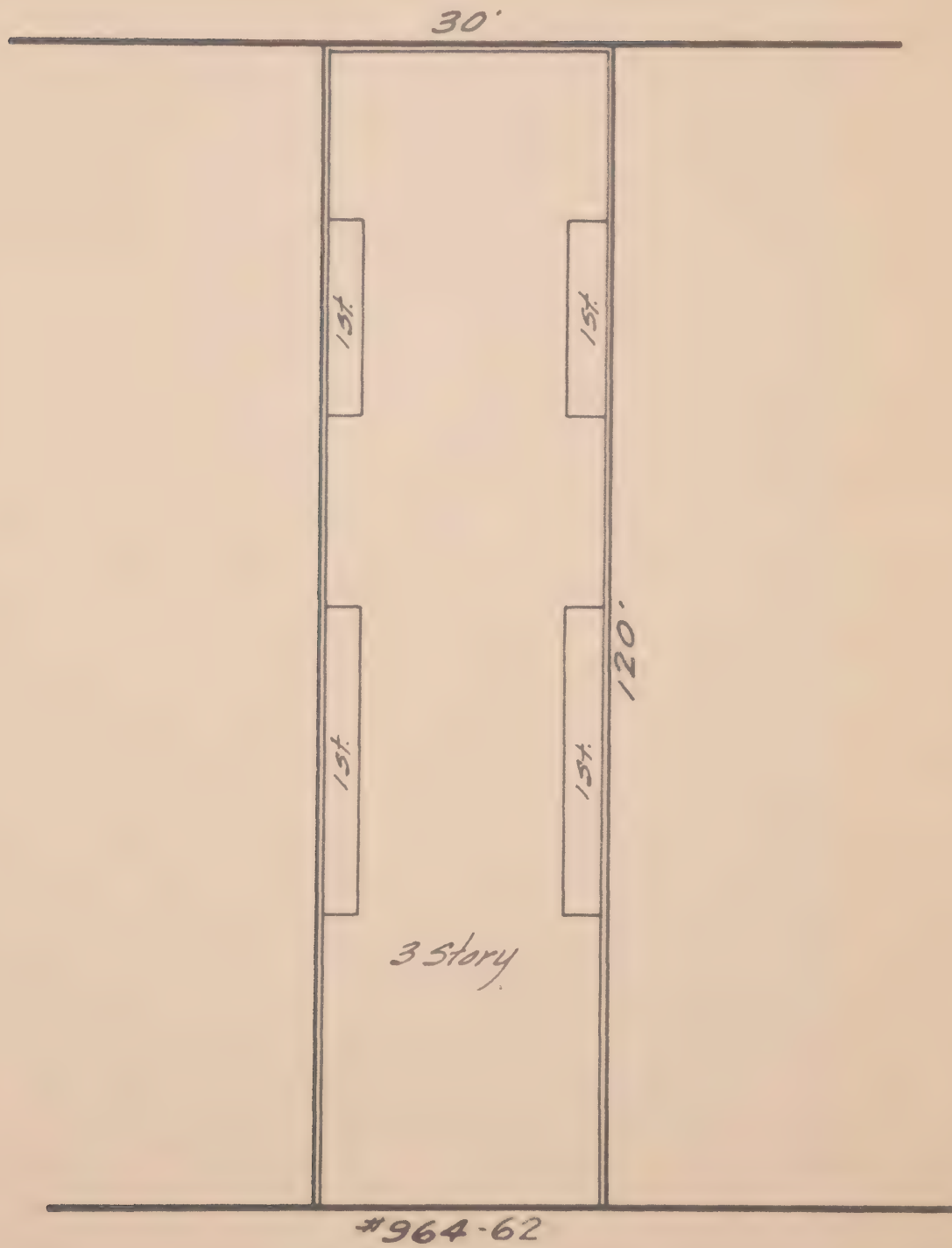
IMPROVEMENTS

13,500

MARKET VALUE OF PROPERTY \$

29,000

REDWOOD STREET



McALLISTER STREET



APPRAISAL

63-17

~~55-17~~

OWNER: Leland J. Cuneo
PROPERTY ADDRESS: 968-76 McAllister

PARCEL NO. 771-7
DATE ACQ: 11-16-60

OWNER'S ADDRESS: 1770-22nd Ave.

IRS: No

CONSID: N.S.

ZONING: CM

PRESENT USE: Stores & apts. BEST USE: Same

ASSESSED VALUE: Land \$ 3,710.00
Imps. 4,500.00
\$ 8,210.00

TAXES: \$ 682.26

LAND: DIMENSION 50 x 120 = 6,000

s.f.

IMPROVEMENTS: Condition Poor Effective Age 75
968-76 McAllister - 3 st. fr. str. with 2 stores on 1st flr. and 2-6
rm. flats on ea. of 2nd & 3rd flrs. Apts. are vacant now & are being
renovated.

629-35 Redwood - 2 st. fr. str. with 4-4 rm. apts. ea. with 2 rms.
on 1st flr. and 2 rms. on 2nd flr. 2 apts. are vacant and being
renovated.

SUMMATION APPROACH:

Rounded to

Land 6,000 s.f. @ \$4.33± \$ 26,000

Improvements

Front 10,080 s.f. @ \$2.00 \$20,160

Rear 3,243 s.f. @ 2.00 6,486

26,646
52,646

\$52,600

MARKET COMPARISON:

Sales Most Comparable 769-8A; 771-14; 770-6
6,000 s.f. @ \$ 8.70

\$ 52,200

INCOME APPROACH:

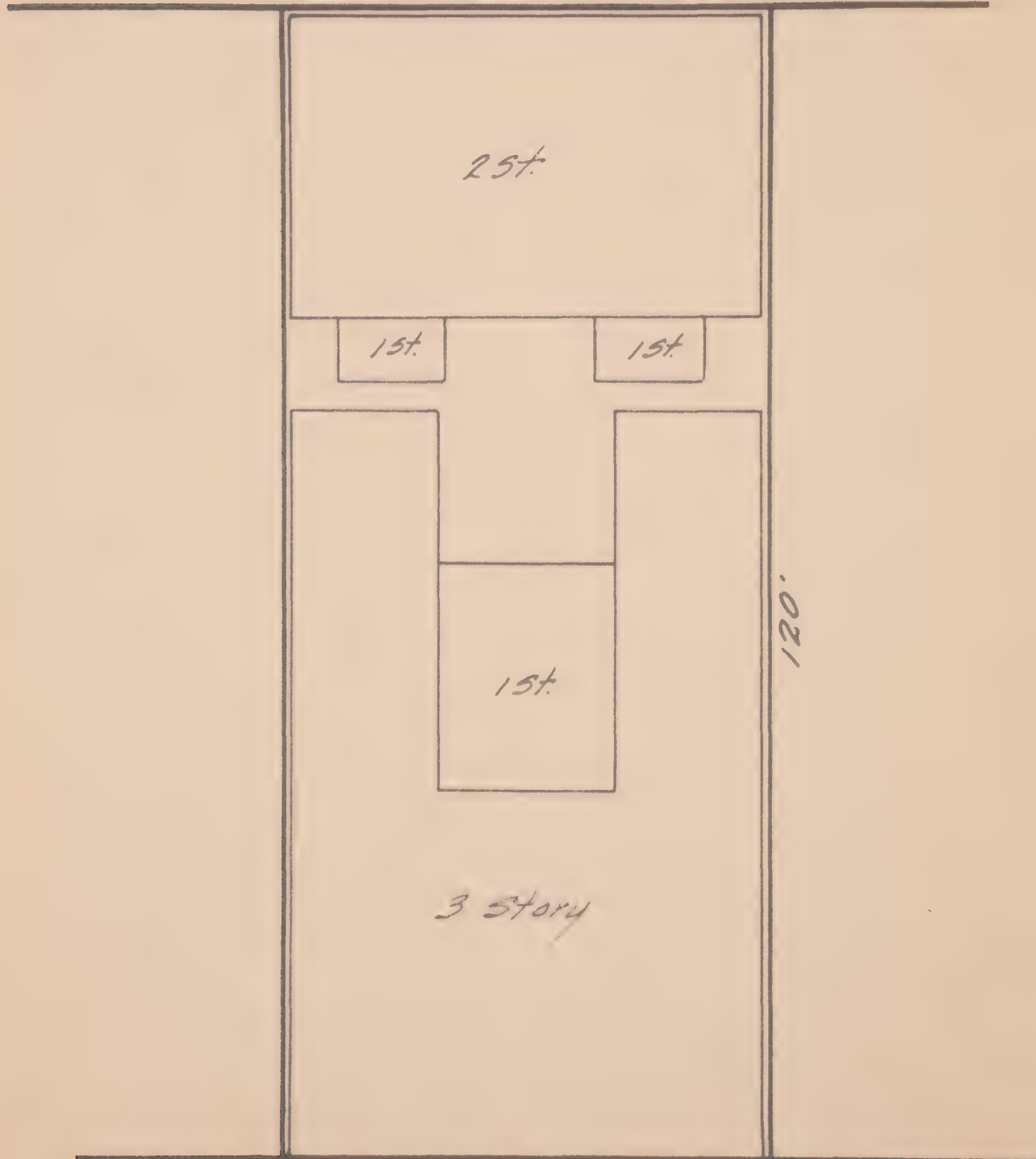
Units	Actual	Fair	Total Monthly
	\$	\$	\$
2 stores	85		170
4-6 rms. Vacant		90 ea.	360
2-4 rms. 60			
2-4 rms. Vacant		60 ea.	240
			770 x 70
			53,900

LAND \$ 26,000
IMPROVEMENTS 26,000

MARKET VALUE OF PROPERTY \$ 52,000

REDWOOD STREET

#635 50' #629



#976-68

MCALLISTER STREET



APPRAISAL

63-15

~~55-15~~

OWNER: John Dondero
PROPERTY ADDRESS: 1000-06 Buchanan

PARCEL NO. 771-10
DATE ACQ: 3-3-37

OWNER'S ADDRESS: 104 Columbus

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: CM PRESENT USE: Stores

ASSESSED VALUE: Land \$ 3,800.00
Imps. 1,600.00
\$ 5,400.00

TAXES: \$ 448.74

LAND: DIMENSION Irregular = 4,693

s. f.

IMPROVEMENTS: Condition Fair-to-poor ^{4,708}

Effective Age 70

1 st. fr. str. containing 4 stores, cafe equipment: 7 booths and counter.

SUMMATION APPROACH:

Rounded to

Land 4,693 s. f. @ \$4.58+ \$ 21,500
Improvements 4,693 s. f. @ 2.50+ \$11,733
Cafe equipment 500

12,270
12,233
33,733

\$33,700

MARKET COMPARISON:

Sales Most Comparable

4,693 s. f. @ \$ 7.30+

\$ 34,259

34,300

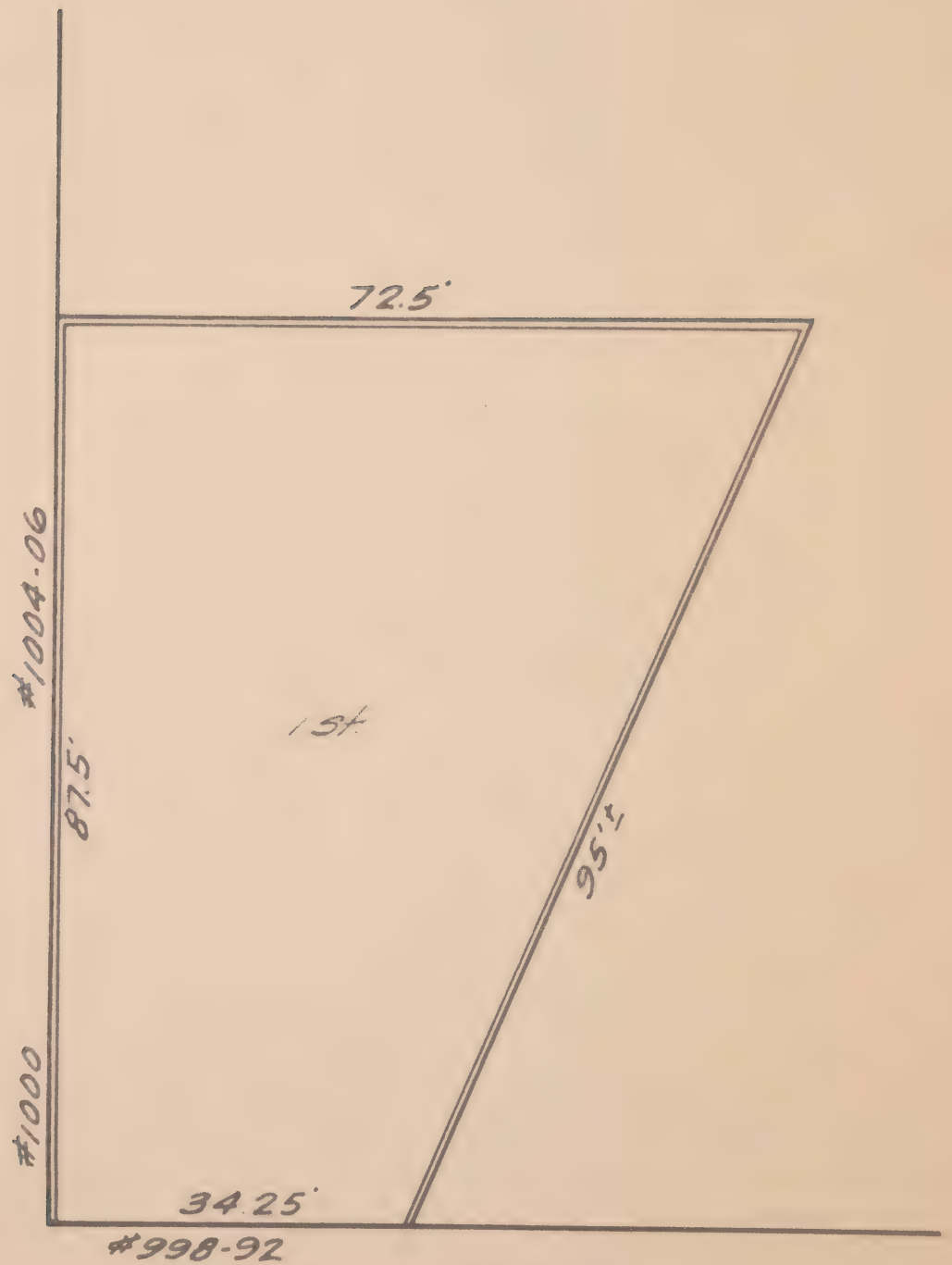
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Cafe	90 (L)		100
Plbg. supply	80 (L)		80
Antique	100		120
Small store	20		40
			340 x 100
			34,000

LAND \$ 21,500
IMPROVEMENTS 12,500

MARKET VALUE OF PROPERTY \$ 34,000

BUCHANAN STREET



McALLISTER STREET



APPRAISAL

63-14

~~55-14~~

OWNER: Michael Desiano et ux
PROPERTY ADDRESS: 1022 Buchanan

PARCEL NO. 771-11
DATE ACQ: Prior 1959

OWNER'S ADDRESS: 1022 Buchanan

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: CM

PRESENT USE: Shop & Offices

ASSESSED VALUE: Land \$ 2,400.00
Imps. 2,500.00
\$ 4,900.00

TAXES: \$ 407.20

LAND: DIMENSION Irregular = 4,197

s. f.

IMPROVEMENTS: Condition Fair-to-good

Effective Age 50 ±

1 and 2 st. fr. str. with stucco front. Stg. and shop area on
1st flr. and 3 offices on the 2nd flr. Special wiring included
in imp. value.

SUMMATION APPROACH:

Rounded to

Land	4,197 s.f. @ \$4.29±	\$ 18,000	
Improvements	5,558 s.f. @ 2.50	13,895	
		<u>31,895</u>	\$31,900

MARKET COMPARISON:

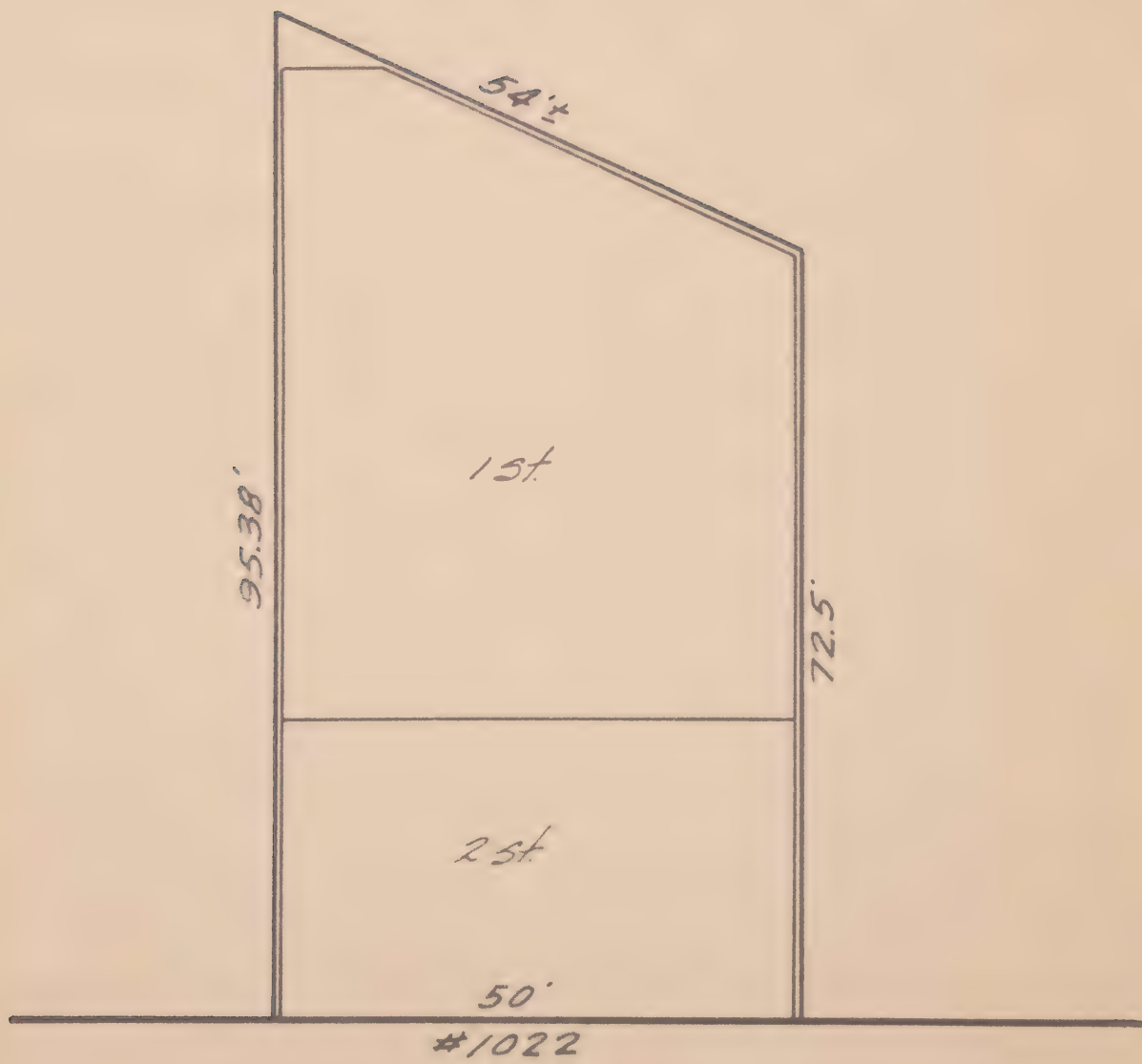
Sales Most Comparable	762-6; 769-23; 771-15		
	4,197 s.f. @ \$ 8.00	\$ 33,576	33,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Shop & Offices	Owner		400 x 80
			32,000

LAND	\$ 18,000
IMPROVEMENTS	<u>14,000</u>

MARKET VALUE OF PROPERTY \$ 32,000



BUCHANAN STREET



APPRAISAL

63-11
55-#

OWNER: Margaret Bruton
PROPERTY ADDRESS: 1097-99 Golden Gate

PARCEL NO. 771-13
DATE ACQ: 12-6-49

OWNER'S ADDRESS: c/o Helen Bruton
Box 568, Monterey
ZONING: R-4

IRS: -
CONSID: N.S.
BEST USE: Same

ASSESSED VALUE: Land \$ 2,600.00
Imps. 4,550.00
\$ 7,150.00

TAXES: \$ 594.16

LAND: DIMENSION 27.5 x 137.5 = 3,781 s.f.

IMPROVEMENTS: Condition Fair-to-good Effective Age 60 ±
1097 Golden Gate - 2 st. fr. str. having 3 stores on 1st flr. and 1-7
rm. flat on 2nd flr. There is an att. gar. at rear.
1040-42 Buchanan - 2 st. fr. str. with 1-4 rm. flat on ea. flr.
1034 Buchanan - 1 st. fr. str. used as a store.

SUMMATION APPROACH:

Rounded to

Land	3,781 s.f. @ \$4.50±	\$	17,000	
Improvements				
1097 Golden Gate	3,842 s.f. @ \$3.00	\$11,526		
Garage - 234 s.f.	1,500	300		
1040-42 Buchanan	1,366 s.f. @ \$4.00	5,464		
1034 Buchanan	434 s.f. @ \$2.50	1,085	18,375	
			35,375	\$35,400

MARKET COMPARISON:

Sales Most Comparable	771-3; 743-6A; 758-22			
3,781 s.f. @ \$ 9.30		\$	35,163	35,200

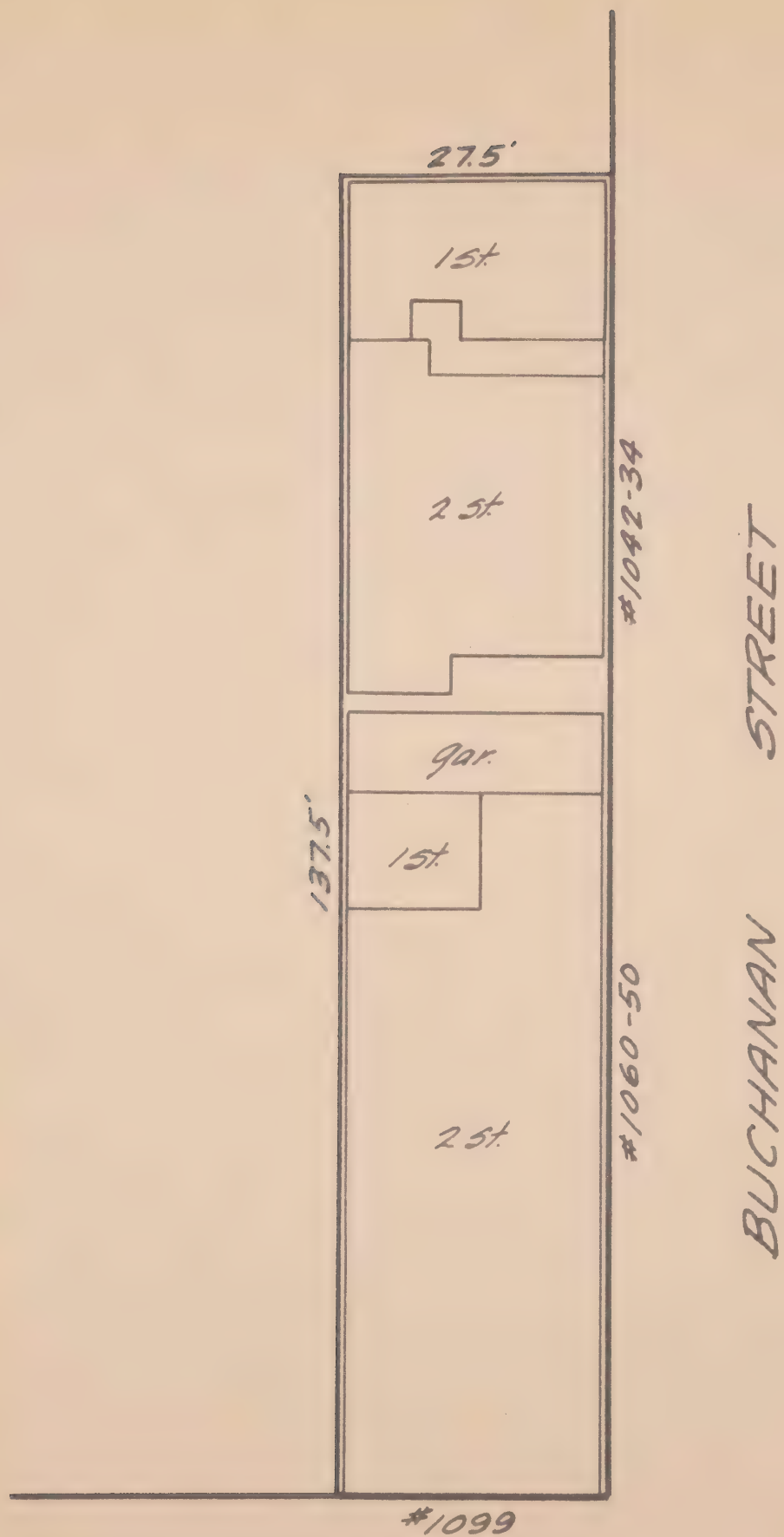
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store	100 (L)		150	
2-stores	35 ea.		70	
1-store	30		30	
1-7 rm.	40 (L)		100	
1-4 rm.	40 (L)		70	
1-4 rm.	50		70	
Garage	?		8	
			498 x 70 =	
			34,860	34,900

LAND	\$	17,000
IMPROVEMENTS		18,000

MARKET VALUE OF PROPERTY \$ 35,000

GOLDEN GATE AVENUE





APPRAISAL

63-10
55-10

OWNER: James P. Witt et ux
PROPERTY ADDRESS: 1085-87 Golden Gate

PARCEL NO. 771-14
DATE ACQ: 10-3-60

OWNER'S ADDRESS: 149 Westdale, Daly City

IRS: \$65.45
CONSID: \$59,500
BEST USE: Same

ZONING: R-4

PRESENT USE: Apts. & Store

ASSESSED VALUE: Land \$ 1,860.00
Imps. 12,100.00
\$ 13,960.00

TAXES: \$ 1,160.08

LAND: DIMENSION 27.5 x 137.5 = 3,781 s.f.

IMPROVEMENTS: Condition Good Effective Age 40 ±
3 st. fr. str. with brick and stucco front. 1st flr. is store,
2nd and 3rd flrs. ea. contain 2-2 rm. and 2-3 rm. apts. New steam
heating system, tile baths, wall beds, and renovated kitchens.

SUMMATION APPROACH:

Rounded to

Land	3,781 s.f. @ \$4.36+	\$ 16,500	
Improvements	9,386 s.f. @ 5.00	46,930	
		63,430	\$63,400

MARKET COMPARISON:

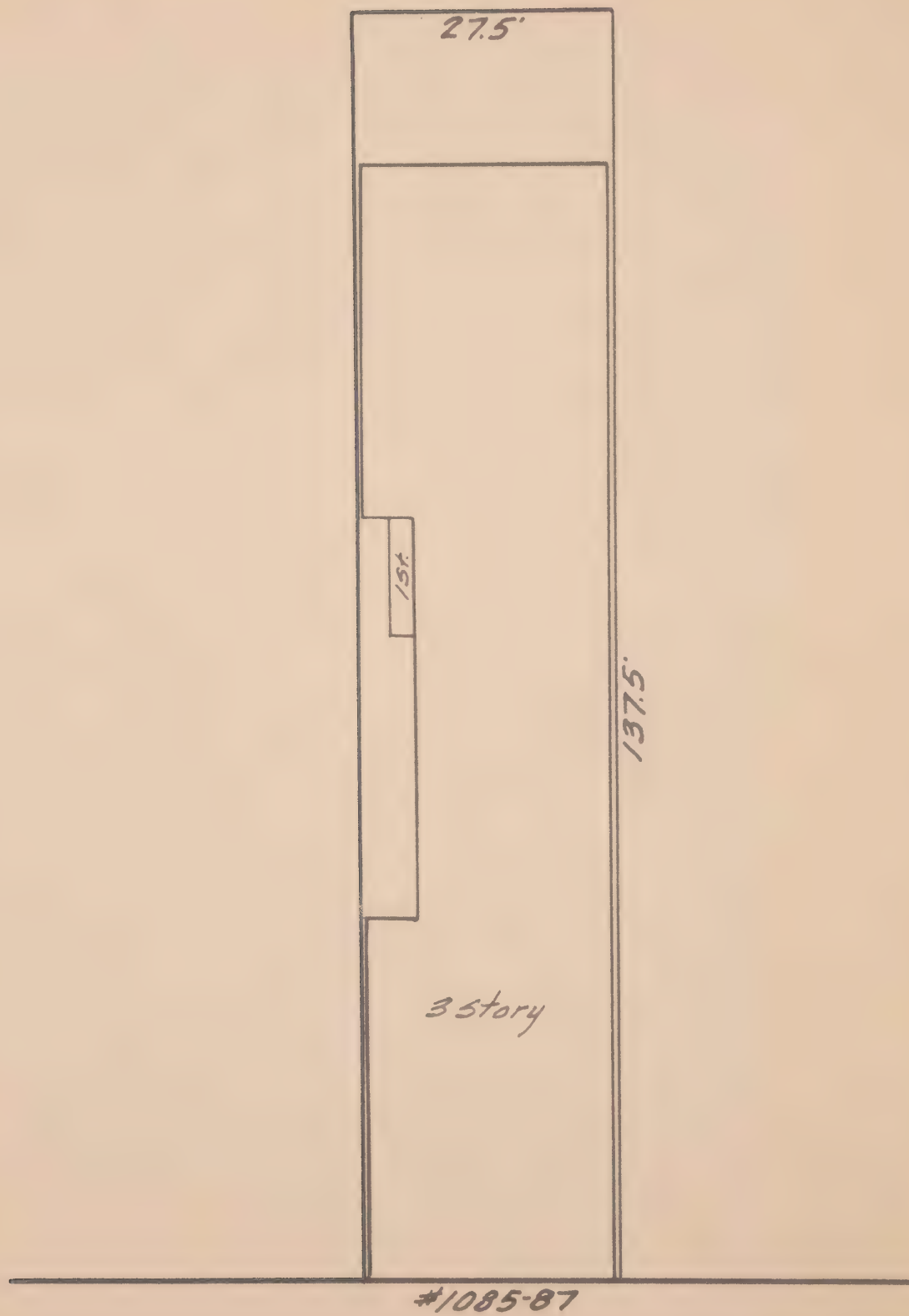
Sales Most Comparable	769-8A; 770-6; 769-24		
3,781 s.f. @ \$	17.00	\$ 64,277	64,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store	200 (L)		200	
4-2 rm.	70 ea.		280	
4-3 rm.	80 ea.		320	
			800 x 80	64,000

LAND	\$ 16,500
IMPROVEMENTS	47,500

MARKET VALUE OF PROPERTY \$ 64,000



GOLDEN GATE AVENUE



APPRAISAL

63-9

~~55-9~~

OWNER: Walter S. Haller et ux
PROPERTY ADDRESS: 1075 Golden Gate

PARCEL NO. 771-15
DATE ACQ: 4-14-60

OWNER'S ADDRESS: 4431 Geary Blvd.

IRS: \$82.50
CONSID: \$75,000 Ind.
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Garage

ASSESSED VALUE: Land \$ 3,780.00
Imps. 9,600.00
\$ 13,380.00

TAXES: \$ 1,111.88

LAND: DIMENSION Irregular - 7,434 s.f.

IMPROVEMENTS: Condition Fair Effective Age 40 ±

2 st. conc. str. now vacant, formerly used as garage and shops.
There is a 1 ton elevator in bldg.

SUMMATION APPROACH:

Rounded to

Land	7,434 s.f. @ \$4.30+	\$ 32,000	
Improvements	14,868 s.f. @ 3.10	46,091	
		<u>78,091</u>	\$78,100

MARKET COMPARISON:

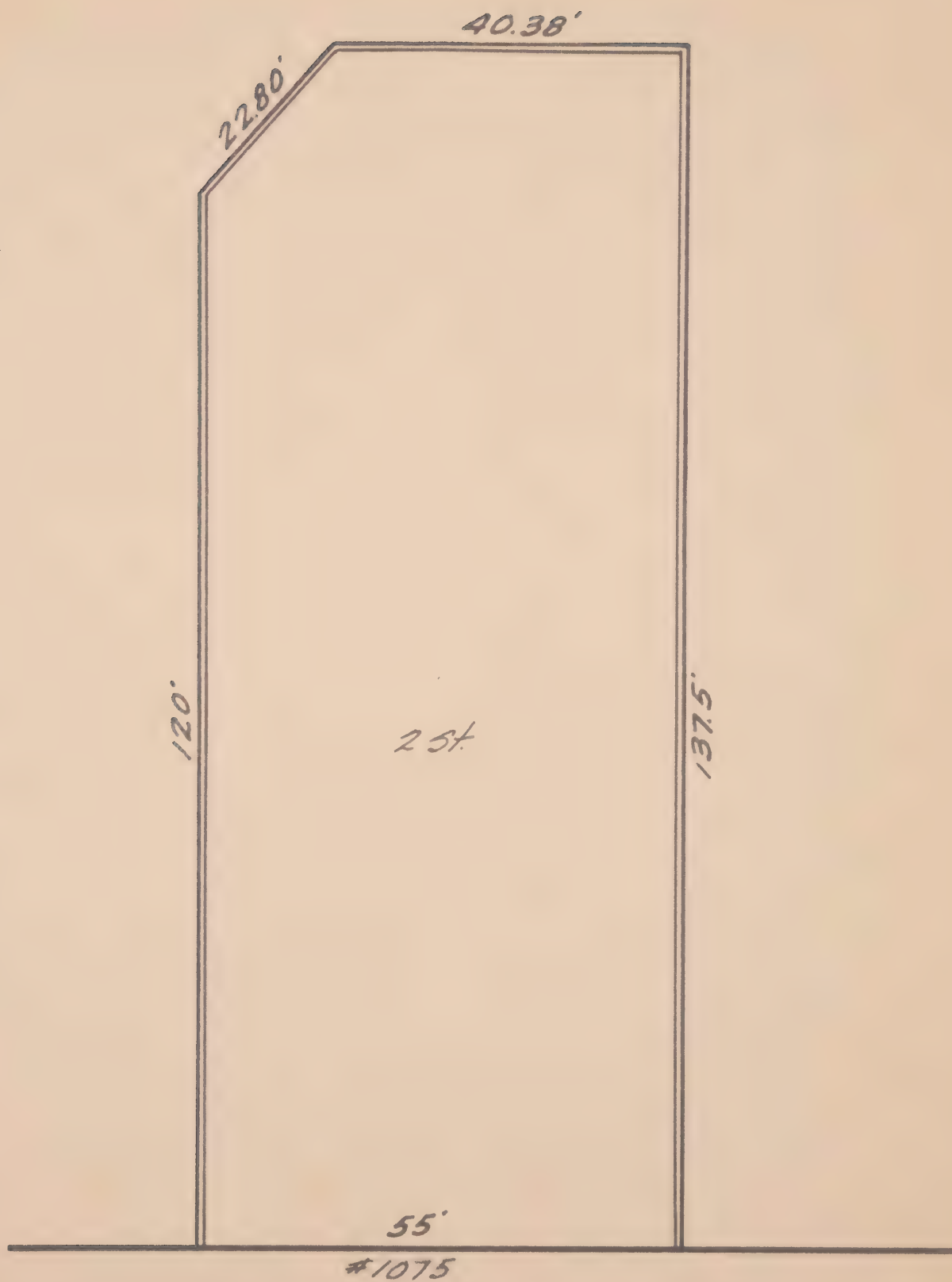
Sales Most Comparable	767-10; 666-26, -27; 666-6A		
	7,434 s.f. @ \$ 10.50	\$ 78,057	78,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Garage	Vacant		1,000 x 80	80,000

LAND	\$ 32,000
IMPROVEMENTS	46,000
	<u>78,000</u>

MARKET VALUE OF PROPERTY \$ 78,000



GOLDEN GATE AVENUE



APPRAISAL

63-8

~~55-8~~

OWNER: Maurice D. Cohn
 PROPERTY ADDRESS: 1037 Golden Gate (17)
 1031-35 Golden Gate (18)
 OWNER'S ADDRESS: 1025 Golden Gate (19)
 1025 Golden Gate
 ZONING: R-4

PARCEL NO. 771-17,18,-19
 DATE ACQ: 12-19-61

IRS: \$22.00(19)
 CONSID: \$20,000 Ind.
 BEST USE: Apts.

ASSESSED VALUE: Land \$ 7,350.00
 Imps. 10,000.00
 \$ 17,350.00

TAXES: \$ 1,441.78

LAND: DIMENSION 107.5 x 120 = 12,900

s. f.

IMPROVEMENTS: Condition Poor Effective Age 70 ±

(19) Front - 3 st. fr. str. with store & office on 1st flr. 1-2 rm. apt. and 5 hsekpg rms. on ea. of 2nd & 3rd flrs. Rear - 2 st. fr. str. that has been condemned & now being used as stg. by owner.
 (17 & 18) 3 st. fr. str. with 4 stores on 1st flr. & 4-4 rm. apts. on ea. of 2nd & 3rd flrs. There is a stg. shed at rear of Pcl. 17.

SUMMATION APPROACH:

Rounded to

Land	12,900 s.f. @ \$4.34±	\$	56,000	
Improvements (19) Front	4,656 s.f. @ \$1	\$4,656		
Rear	2,136 s.f.	500		
(17 & 18)	12,378 s.f. @ \$1.50	18,567		
Stg. shed	- 344 s.f.	100		
		<u>23,823</u>		
			79,823	\$79,800

MARKET COMPARISON:

Sales Most Comparable 769-8A; 771-21
 12,900 s.f. @ \$ 6.20

\$ 79,980 80,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
(19) Store	Owner		100	
2-2 rm.	50 ea.)		230	
10-1 rm.	24 ave.)			
	115			
(17 & 18)				
Rear Vacant Lot	50		50	
2 stores	50		100	
1 store	60		60	
1 store	65		65	
8-4 rm.	82	70	560	
			<u>1165</u> x 70 =	
			81,550	
				81,600

Pcl. 19 - 2nd & 3rd flrs. are considered as flats for fair rent.

LAND \$ 56,000
 IMPROVEMENTS 22,000

MARKET VALUE OF PROPERTY \$ 78,000

REDWOOD STREET

#646-52

107.5'

25t

15t

15t

15t

Shed

15t

15t

15t

15t

15t

25t

25t

25t

25t

3 Story

3 story

3 story

120'

#1025

#1031-35

#1037

GOLDEN GATE AVENUE



APPRAISAL

63-7

~~55-7~~

OWNER: Bertha A. Gordon et al
PROPERTY ADDRESS: 1021-23 Golden Gate

PARCEL NO. 771-20
DATE ACQ:

OWNER'S ADDRESS: Unknown

IRS: -
CONSID: Decree
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Store & shop

ASSESSED VALUE: Land \$ 2,050.00
Imps. 2,700.00
\$ 4,750.00

TAXES: \$ 394.72

LAND: DIMENSION 30 x 120 = 3,600

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 75

2 st. fr. str. Front part is 2nd hand store on 1st and workshop on 2nd. Rear part is garages on 1st flr. and a 3-rm. apt. on the 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	3,600 s.f. @ \$4.31±	\$ 15,500	
Improvements	6,797 s.f. @ 0.80	5,438	
		<u>20,938</u>	\$20,900

MARKET COMPARISON:

Sales Most Comparable	771-1; 770-3		
	3,600 s.f. @ \$ 5.60	\$ 20,160	20,200

INCOME APPROACH:

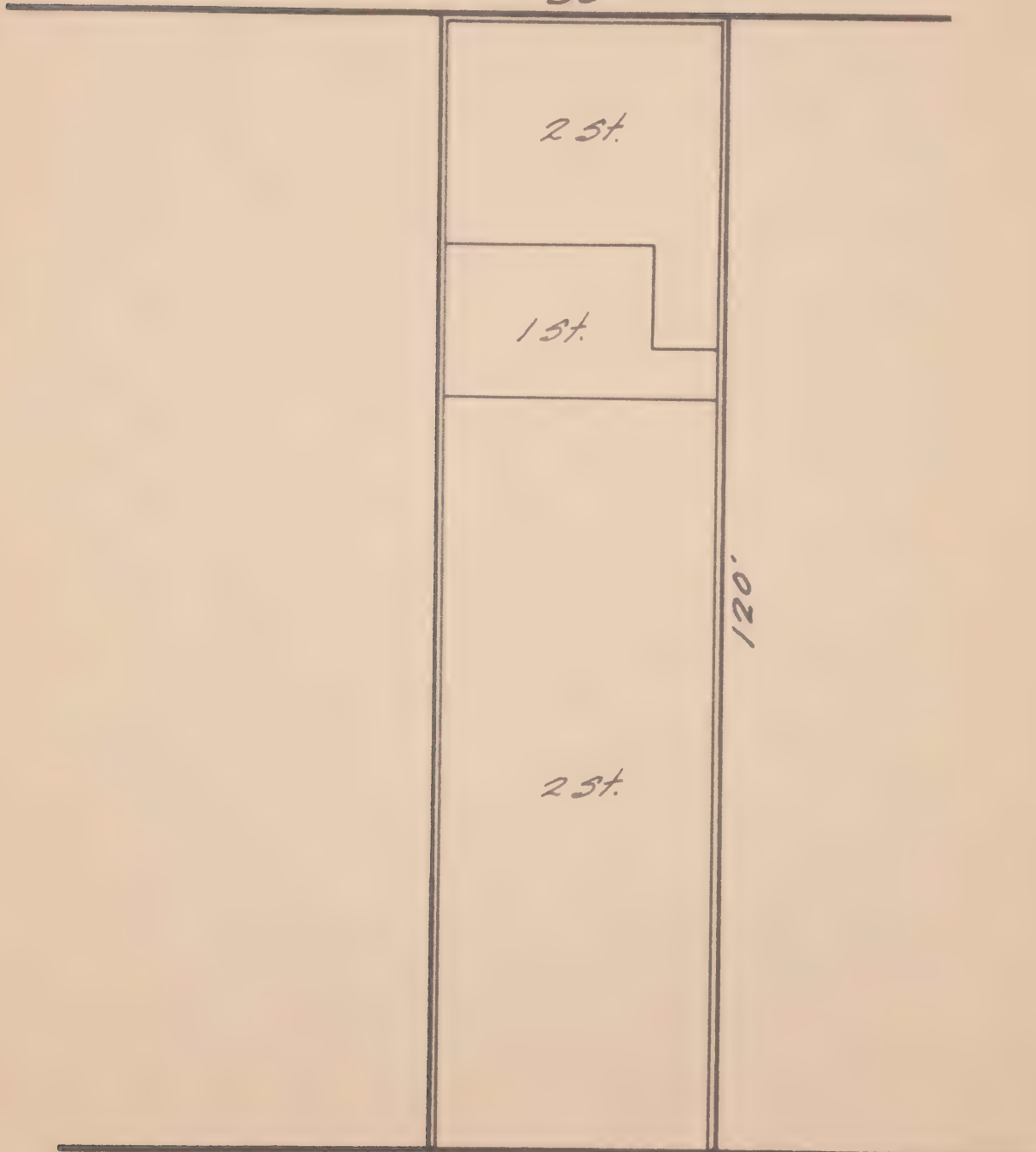
Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Shop & store	120		160	
Apt.	30		45	
Garage	?		10	
			<u>215</u> x 90 =	
			19,350	19,400

LAND	\$ 15,500
IMPROVEMENTS	<u>4,500</u>

MARKET VALUE OF PROPERTY \$ 20,000

REDWOOD STREET

#638
30'



#1021-23

GOLDEN GATE AVENUE



APPRAISAL

63-6
55-6

OWNER: Queene B. Leithead
PROPERTY ADDRESS: 1017-19 Golden Gate

PARCEL NO. 771-21
DATE ACQ: 1-20-60

OWNER'S ADDRESS: 46 Ramona Ave.

IRS: \$7.70
CONSID: \$13,388.50

ZONING: R-4

PRESENT USE: Flats & store

BEST USE: Apts.

ASSESSED VALUE: Land \$ 1,510.00
Imps. 2,000.00
\$ 3,510.00

TAXES: \$ 291.68

LAND: DIMENSION 27.5 x 79 = 2,173

s. f.

IMPROVEMENTS: Condition Very poor

Effective Age 80

3 st. fr. str. with store used as church on 1st flr. and 1-6 rm. flat on ea. of 2nd and 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land 2,173 s. f. @ \$4.37+
Improvements 5,014 s. f. @ 1.30

\$ 9,500
6,518
16,018

\$16,000

MARKET COMPARISON:

Sales Most Comparable 762-13; 743-6A; 771-22C

2,173 s. f. @ \$ 7.40

\$ 16,080

16,100

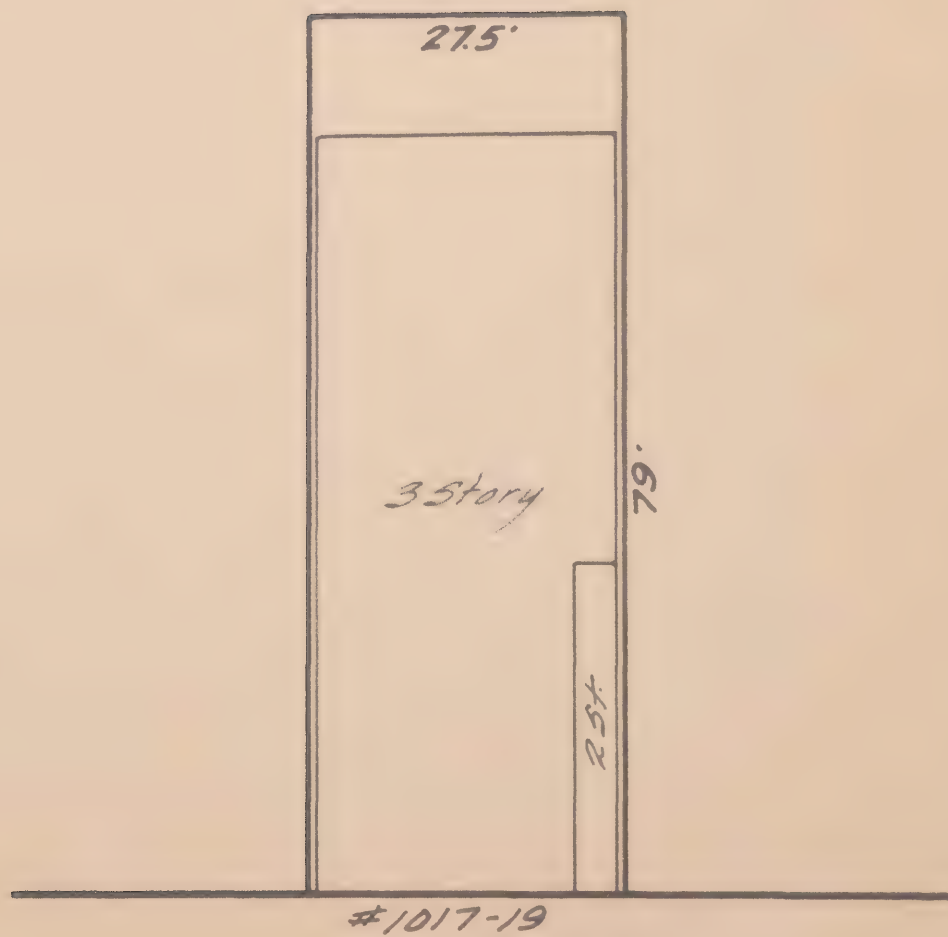
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Store	85		85
2-6 rm.	80 ea.		160
			245 x 65 =
			15,925

15,900

LAND \$ 9,500
IMPROVEMENTS 6,500

MARKET VALUE OF PROPERTY \$ 16,000



GOLDEN GATE AVENUE



APPRAISAL

63-12
55-12

OWNER: Narciso L. Manzano et al
PROPERTY ADDRESS: 632-34 Redwood

PARCEL NO. 771-21A
DATE ACQ: 12-22-54

OWNER'S ADDRESS: 2331-16th Ave.

IRS: \$8.80
CONSID: N.S.
BEST USE: Same

ZONING: R-4 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 500.00
 Imps. 2,800.00
 \$ 3,300.00

TAXES: \$ 274.24

LAND: DIMENSION 27.5 x 41 = 1,128 s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 70 ±

3 st. fr. str. with ground level garages and storage. 1-5 rm. flat on 1st and 2nd flrs. and 1-2 rm. and 1-3 rm. apt. on 3rd flr.

SUMMATION APPROACH:

Rounded to

Land	1,128 s.f. @ \$5.76+	\$ 6,500	
Improvements	3,046 s.f. @ 5.50	\$16,753	
Garage	1,000 s.f. @ 1.50	<u>1,500</u>	
		18,253	
		<u>24,753</u>	\$24,800

MARKET COMPARISON:

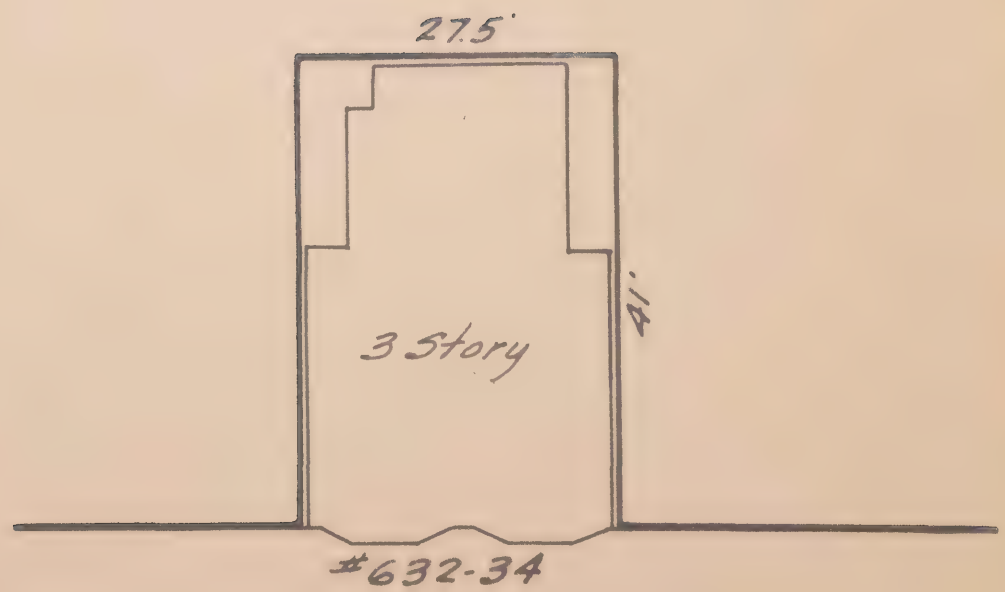
Sales Most Comparable	769-6; 744-16; 758-24		
	1,128 s.f. @ \$ 22.00	\$ 24,816	24,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-5 rm.	90		85	
1-5 rm.	60 Mgr.		85	
1-2 rm.	45		50	
1-3 rm.	60		70	
3 garages	5		15	
			<u>305</u> x 80	24,400

LAND	\$ 6,500
IMPROVEMENTS	<u>18,000</u>

MARKET VALUE OF PROPERTY \$ 24,500



REDWOOD

STREET



APPRAISAL

63-4
55-4

OWNER: Dave Schwebel et ux
PROPERTY ADDRESS: 1011 Golden Gate

PARCEL NO. 771-22
DATE ACQ: 6-9-59

OWNER'S ADDRESS: 1321 Pine St.

IRS: \$5.50

CONSID: N.S.

ZONING: R-4

PRESENT USE: Flats & stores

BEST USE: Same

ASSESSED VALUE: Land \$ 1,850.00
Impe. 5,400.00
\$ 7,250.00

TAXES: \$ 621.58

LAND: DIMENSION 34 x 77 = 2,618

s. f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 70 ±
Interior inspection refused by owner. 3 st. fr. str. with bsmt.
apt. 2 stores on 1st flr. 1 tenant prior to owner's refusal
stated there were 4-2 rm. apts. on ea. of 2nd and 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land	2,618 s.f. @ \$4.20+	\$ 11,000	
Improvements	6,587 s.f. @ 4.00	26,348	
		<u>37,348</u>	\$37,300

MARKET COMPARISON:

Sales Most Comparable 769-17A; 769-8A
2,618 s.f. @ \$ 14.50

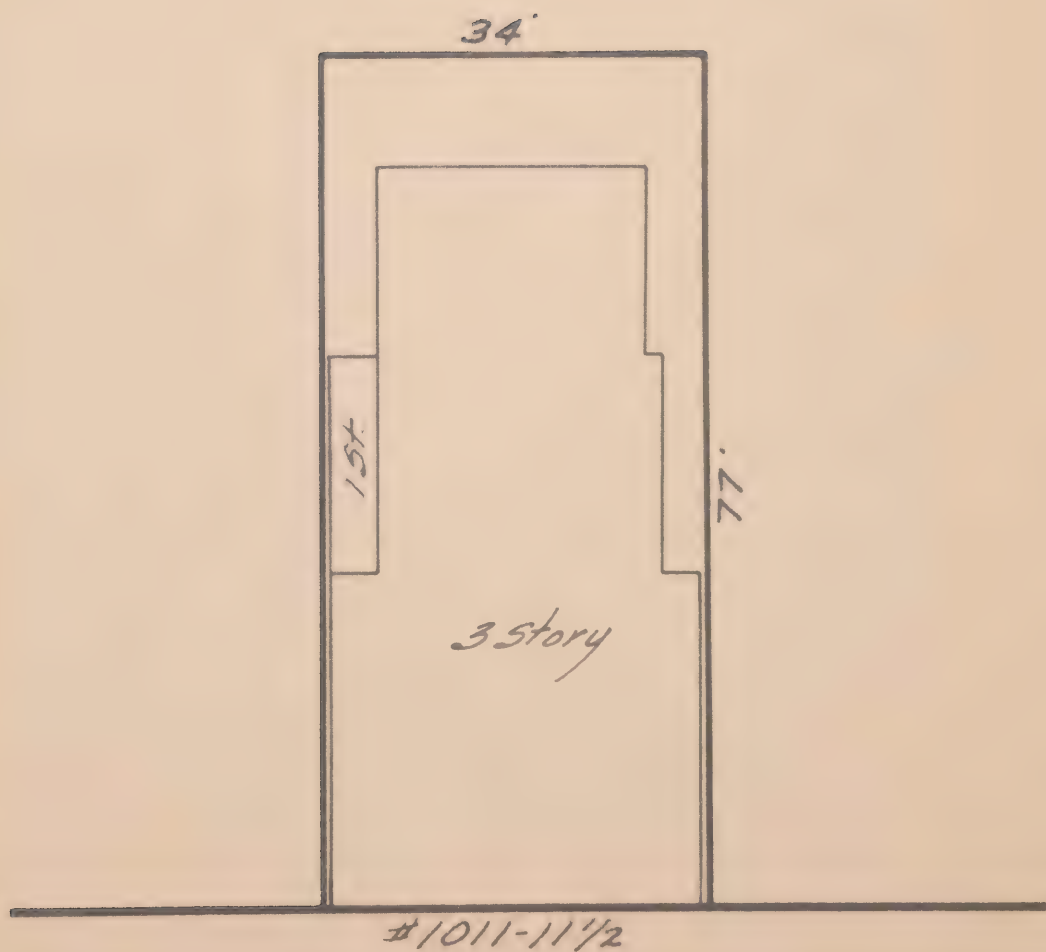
\$ 37,961 38,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Bsmt. apt.	Refused		35	
2 stores	"	75	150	
8-2 rm.	"	50	400	
			<u>585</u> x 65 =	
			38,025	38,000

LAND	\$ 11,000
IMPROVEMENTS	26,000
	<u>37,000</u>

MARKET VALUE OF PROPERTY \$ 37,000



GOLDEN GATE AVENUE



APPRAISAL

63-5
555

OWNER: Elta G. Moore
PROPERTY ADDRESS: 1015 Golden Gate

PARCEL NO. 771-22A
DATE ACQ: 8-2-57

OWNER'S ADDRESS: 462-35th Ave.

IRS: \$6.05
CONSID: N.S.
BEST USE: Same

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,140.00
Imps. 2,800.00
\$ 3,940.00

TAXES: \$ 327.42

LAND: DIMENSION 21 x 77 = 1,617 s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 70 ±

3 st. fr. str. with 3 rm. penthse. apt., 1-5 rm. flat on 1st,
2nd and 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land	1,617 s.f. @ \$4.33+	\$ 7,000	
Improvements	5,226 s.f. @ 3.50	18,291	
		<u>25,291</u>	\$25,300

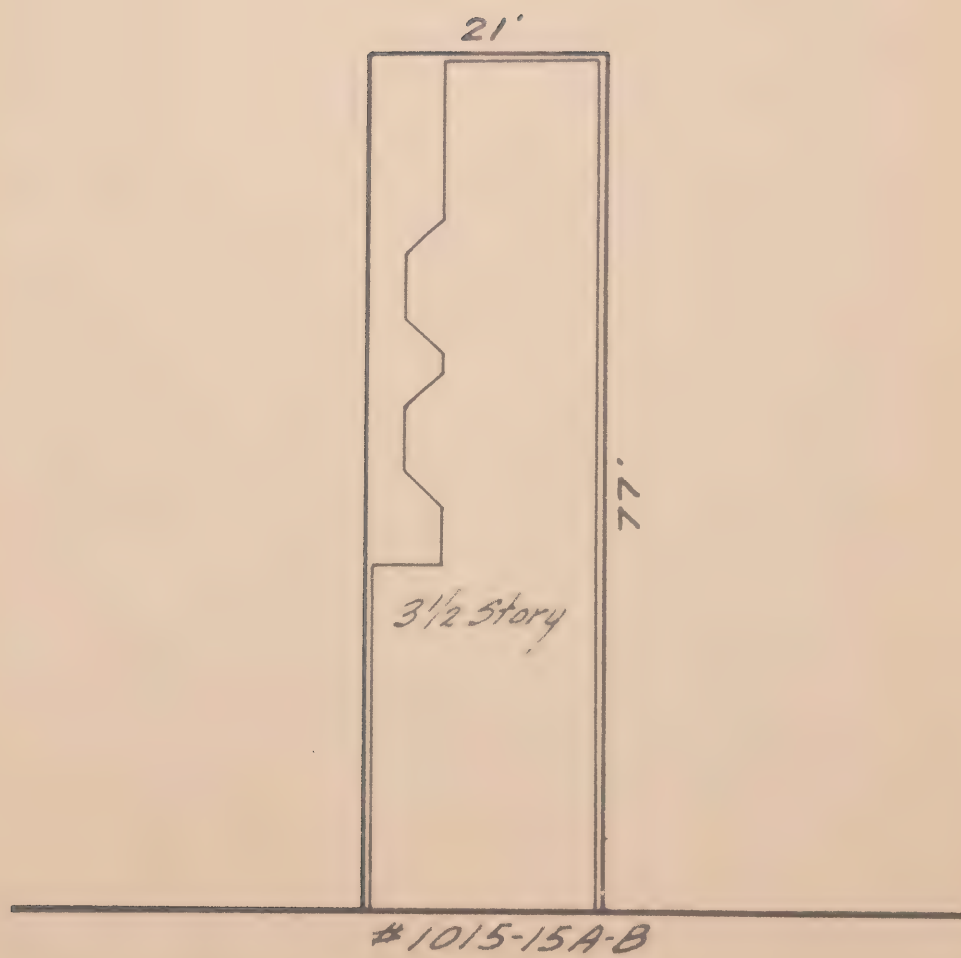
MARKET COMPARISON:

Sales Most Comparable	744-16; 744-17; 748-28		
	1,617 s.f. @ \$ 16.00	\$ 25,872	25,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
3-5 rms.	75 ea.	85	255	
1-3 rm.	35 mgr.	65	65	
			<u>320</u> x 80	25,600

LAND	\$ 7,000
IMPROVEMENTS	<u>18,500</u>
MARKET VALUE OF PROPERTY	\$ 25,500



GOLDEN GATE AVENUE



APPRAISAL

63
58-13ptN
see
22C
23A

OWNER: Bay Counties Title Guaranty Co.
PROPERTY ADDRESS: 626-30 Redwood

PARCEL NO. 771-22B
DATE ACQ:

OWNER'S ADDRESS: 135 Hayes

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 520.00
Impe. 1,500.00
\$ 2,020.00

TAXES: \$ 167.86

LAND: DIMENSION 27.5 x 43 = 1,183 s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 70 ±

3 st. fr. str. with 1-5 rm. flat on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	1,183 s.f. @ \$5.49+	\$ 6,500
Improvements	2,790 s.f. @ 5.00	13,950
		<u>20,450</u>

\$20,500

MARKET COMPARISON:

Sales Most Comparable 758-8, -24; 748-29
1,183 s.f. @ \$ 17.50

\$ 20,703

20,700

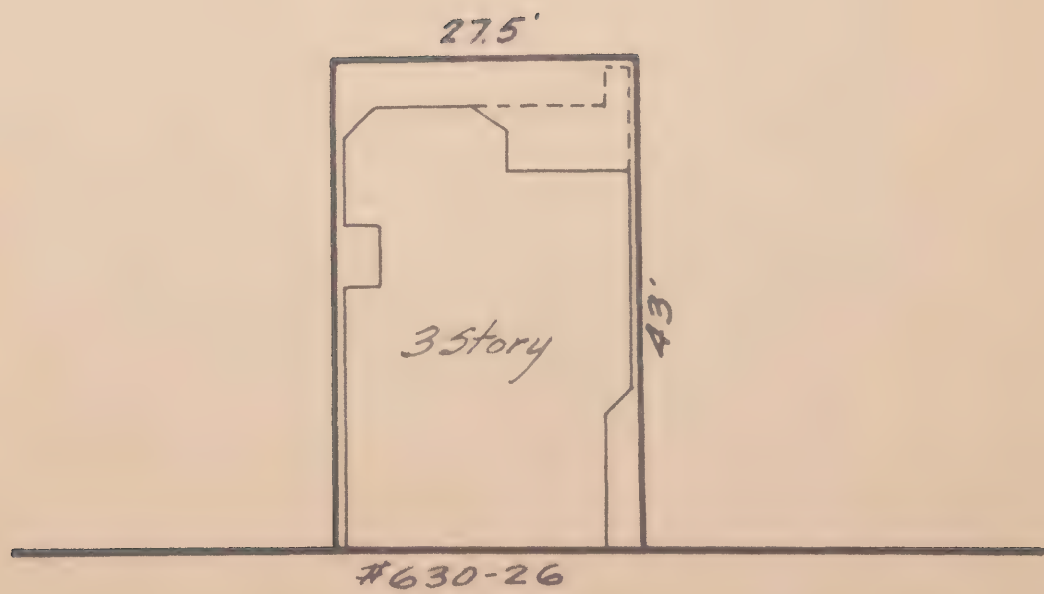
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
3-5 rm.	85 ea.		255 x 80	20,400

LAND
IMPROVEMENTS

\$ 6,500
14,000

MARKET VALUE OF PROPERTY \$ 20,500



REDWOOD STREET



APPRAISAL

63
~~55~~-13-ptu

OWNER: Bay Counties Title Guaranty Co.
 PROPERTY ADDRESS: 620-24 Redwood

PARCEL NO. 771-220
 DATE ACQ:

OWNER'S ADDRESS: 135 Hayes

IRS:
 CONSID:
 BEST USE: Same

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 520.00
 Imps. 1,500.00
 \$ 2,020.00

TAXES: \$ 167.86

LAND: DIMENSION 27.5 x 43 = 1,183 s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 70 ±

3 st. fr. str. with 1-5 rm. flat on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	1,183 s.f. @ \$5.49+	\$ 6,500	
Improvements	2,790 s.f. @ 5.00	13,950	
		<u>20,450</u>	\$20,500

MARKET COMPARISON:

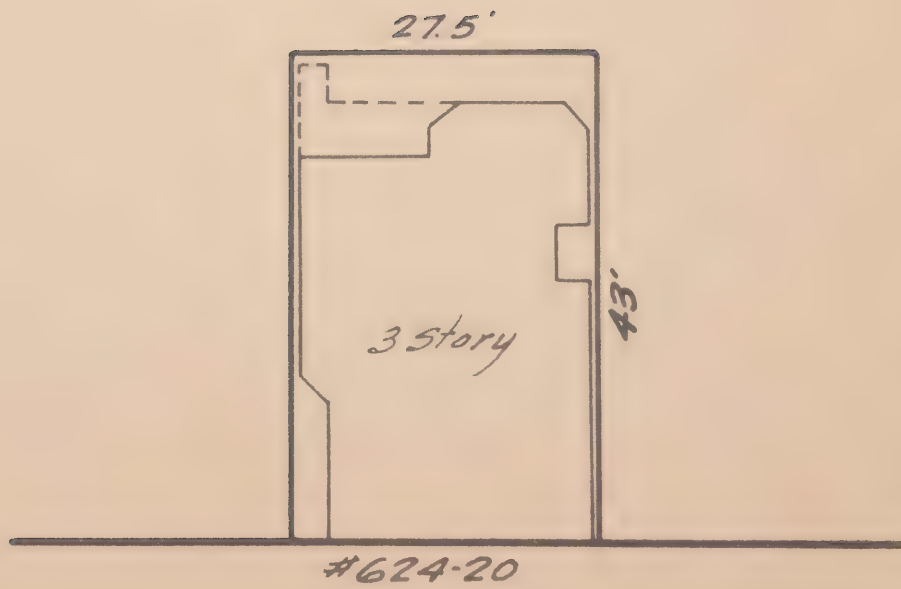
Sales Most Comparable 758-8, -24, 748-29
 1,183 s.f. @ \$ 17.50

\$ 20,703 20,700

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
3-5 rm.	\$87.50 avg.	85	255 x 80	20,400

LAND	\$ 6,500
IMPROVEMENTS	<u>14,000</u>
MARKET VALUE OF PROPERTY	\$ 20,500



REDWOOD STREET



APPRAISAL

63-3
55-3

OWNER: Vidella Brown
PROPERTY ADDRESS: 1007-09 Golden Gate

PARCEL NO. 771-23
DATE ACQ: 9-15-58

OWNER'S ADDRESS: 1009 Golden Gate

IRS: \$16.50
CONSID: N.S.
BEST USE: Apts.

ZONING: R-4 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,460.00
Imps. 1,500.00
\$ 2,960.00

TAXES: \$ 245.98

LAND: DIMENSION 27 x 73.58 = 1,987 s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 70

2 st. fr. str. with bsmt. used as church. 1-6 rm. flat on 1st flr. and 1-7 rm. flat on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	1,987 s.f. @ \$4.28±	\$ 8,500	
Improvements	4,137 s.f. @ 2.30	9,515	
		<u>18,015</u>	\$18,000

MARKET COMPARISON:

Sales Most Comparable 758-22,-8; 743-6A
1,987 s.f. @ \$ 9.00

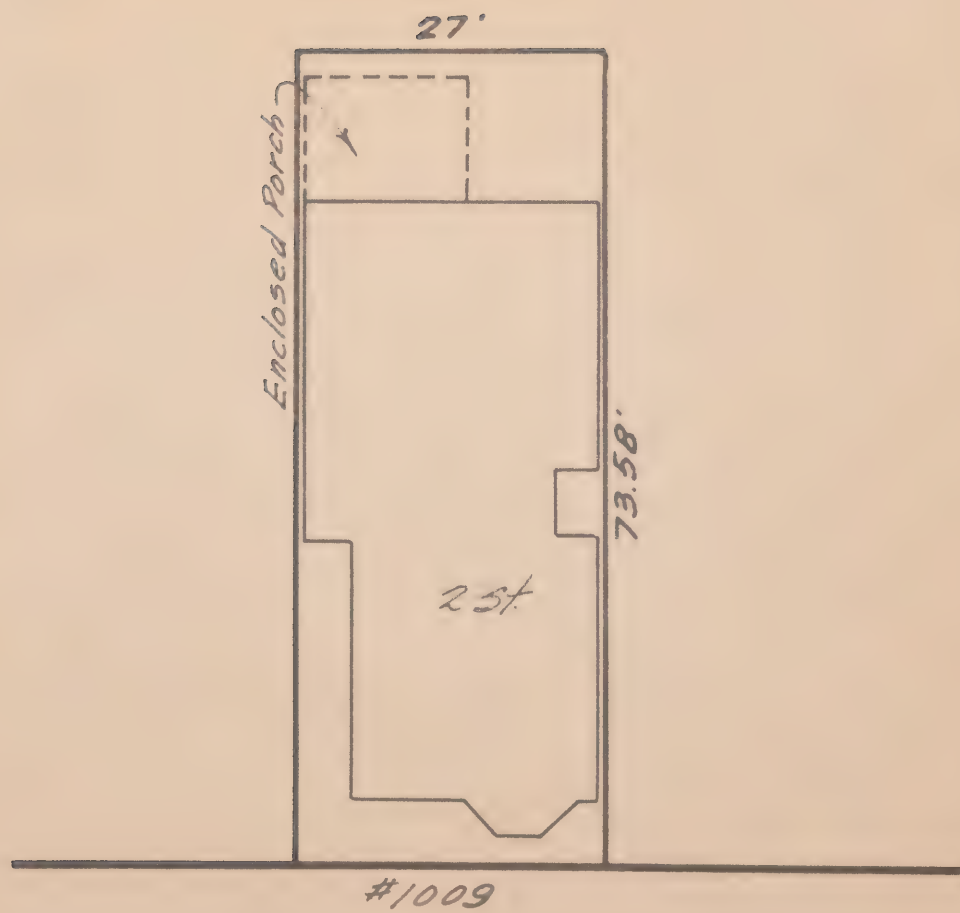
\$ 17,883 17,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Church	40		40	
1-6 rm. Owner			100	
1-7 rm.	115		100	
			<u>240</u>	
			x 75	18,000

LAND	\$ 8,500
IMPROVEMENTS	<u>9,500</u>

MARKET VALUE OF PROPERTY \$ 18,000



GOLDEN GATE AVENUE



APPRAISAL

63 - 13 ptn.
~~55~~ 13 ptn.

OWNER: Bay Counties Title Guaranty Co.
 PROPERTY ADDRESS: 608 Redwood

PARCEL NO. 771-23A
 DATE ACQ: 10-16-61

OWNER'S ADDRESS: 135 Hayes

IRS: No
 CONSID: N.S.
 BEST USE: Apts.

ZONING: R-4 PRESENT USE: Vacant

ASSESSED VALUE: Land \$ 540.00
 Impe. -
 \$ 540.00

TAXES: \$ 44.88

LAND: DIMENSION 27 x 46.42 = 1,253

s. f.

IMPROVEMENTS: Condition

Effective Age ±

Vacant lot

SUMMATION APPROACH:

Rounded to

Land	1,253 s. f. @ \$5.19±	\$	\$6,500
Improvements			

MARKET COMPARISON:

Sales Most Comparable 771-1; 770-3; 737-3
 1,253 s. f. @ \$ 5.20

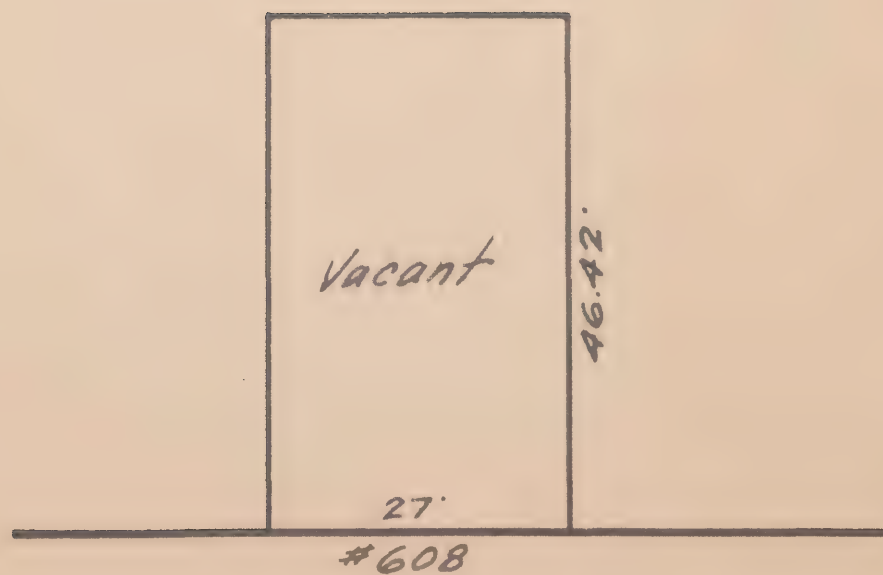
\$ 6,516 6,500

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 6,500
IMPROVEMENTS	-

MARKET VALUE OF PROPERTY \$ 6,500



REDWOOD STREET



APPRAISAL

63-2
55-2

OWNER: Od^{ie}st McGee et ux
PROPERTY ADDRESS: 1003-05 Golden Gate

PARCEL NO. 771-24
DATE ACQ: 10-14-57

OWNER'S ADDRESS: 2744 Sutter St.

IRS: \$14.85
CONSID: N.S.
BEST USE: Same

ZONING: R-4 PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,440.00
Impr. 3,200.00
\$ 4,640.00

TAXES: \$ 385.58

LAND: DIMENSION 21 x 120 = 2,520

s. f.

IMPROVEMENTS: Condition Fair-to-poor

Effective Age 70 ±

2 st. fr. str. with partial bsmt. stg. 1-3 rm. and 1-4 rm. apt.
on 1st flr. 2-4 rm. apts. on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	2,520 s.f. @ \$4.36+	\$ 11,000
Improvements	3,726 s.f. @ 3.50	13,041
		<u>24,041</u>

\$24,000

MARKET COMPARISON:

Sales Most Comparable 769-8A; 771-14
2,520 s.f. @ \$ 9.50

\$ 23,940

23,900

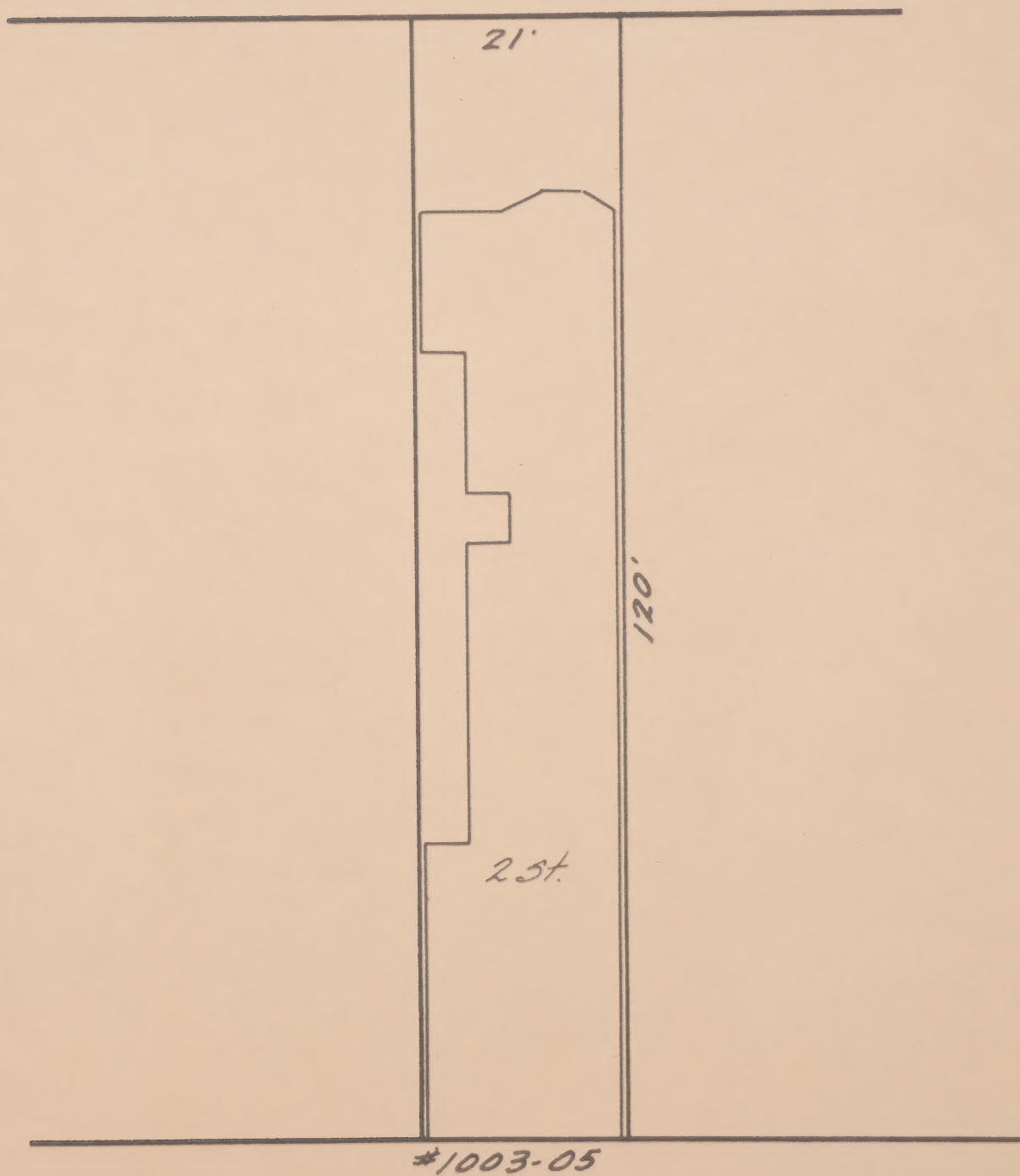
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
2-4 rm.	70 ea.		140
1-4 rm.	60		70
1-3 rm.	60		60
			<u>270</u> x 90
			24,300

LAND	\$ 11,000
IMPROVEMENTS	<u>13,000</u>

MARKET VALUE OF PROPERTY \$ 24,000

REDWOOD STREET



GOLDEN GATE AVENUE

SEH 371
SEPA

WA - Apparatus Report A-2, v. 8

ND

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